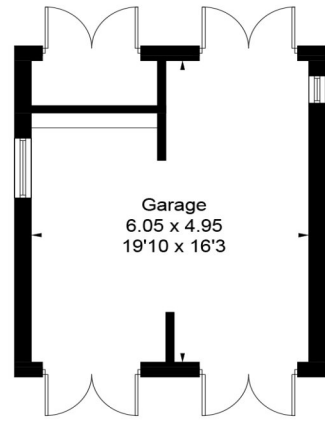
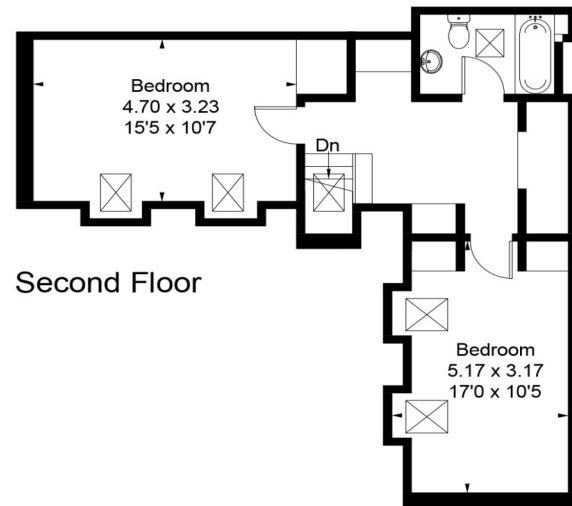


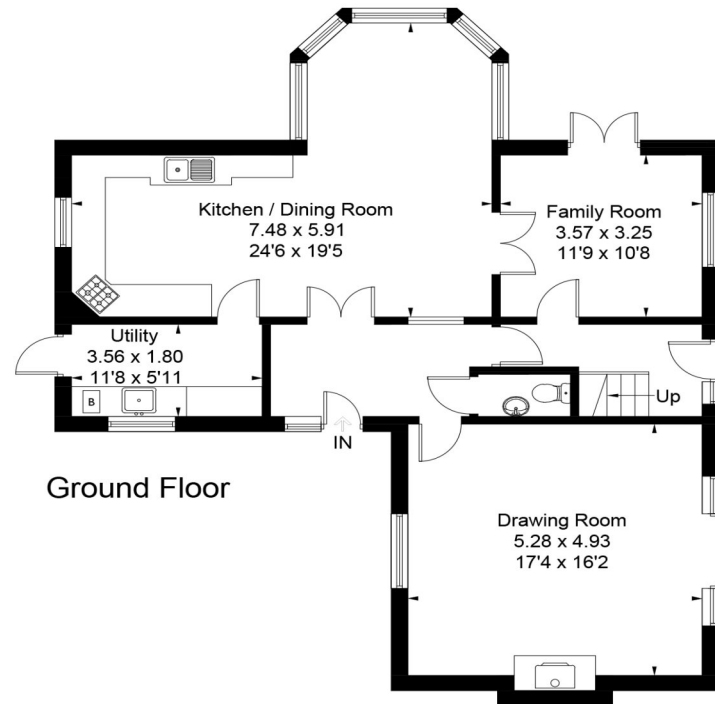
Approximate Floor Area = 243.7 sq m / 2623 sq ft
Garage = 29.7 sq m / 320 sq ft
Total = 273.4 sq m / 2943 sq ft



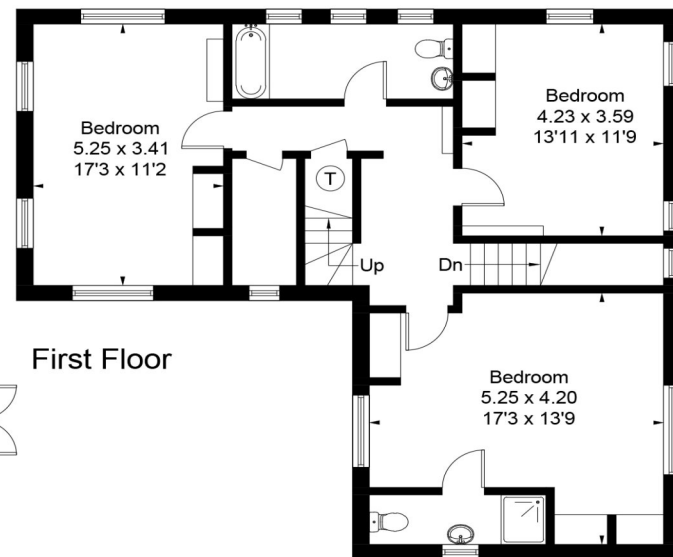
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 283414



Bentley, Hampshire, GU10

Guide Price £3,750 per month

A charming and beautifully presented five bedroom detached village home, set centrally with stunning gardens surrounding. The property benefits from its excellent position within the heart of Bentley village and is walking distance to the primary school, recreation ground, village public house and shop. EPC rating C (69). Available 1st March 2024.

Tel 01252 733042

Email Farnham@winkworth.co.uk
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Winkworth

Winkworth

ACCOMMODATION

Elegant three storey family house

5 bedrooms

Ensuite Shower Room plus 2 Bathrooms

Drawing Room

Open plan Kitchen/ Dining Room

Family Room

Cloakroom, Utility Room, Hallway

Gardens and grounds of approximately 0.75 acre

Double garage and parking

DESCRIPTION

This charming and beautifully presented village home is set perfectly within its own grounds of approximately 0.75 acre. There is a gravel driveway and parking area, that leads to the double garage and front door of the house.

On the ground floor there is a stunning open plan kitchen/ dining room with fully fitted kitchen, door to utility room and double doors opening to the family room. There is a double aspect drawing room and a downstairs WC.

On the first floor there is a twin aspect master bedroom with fitted cupboards and an ensuite shower room, 2 further bedrooms, family bathroom and walk in cupboard.

On the second floor are two double bedrooms and a family bathroom

OUTSIDE

There are stunning gardens surrounding, with two main lawned areas, one to front/side and one to the rear, as well as a period style double garage with wood store and loft storage above. There is an array of mature hedging, plants and trees giving the property a high degree of privacy and beautiful borders stocked with a range of plants, shrubs and trees. For outside entertaining there is a wonderful canopied terrace.



LOCATION

The property is situated in the heart of the popular village of Bentley, a charming village on the edge of rolling down land in north east Hampshire. The property is within walking distance of the renowned village primary school, church, public house, village shop and Indian restaurant. There is a regular bus service, connecting to both Alton and Farnham, and a railway station with regular direct trains to London Waterloo. The location offers great access, within walking distance, to Alice Holt Forest with many activities available. Not only does the property provide a great location for weekend activities, but it also boasts being within close proximity to excellent state and private secondary schools. The property is approximately within an hour to both London Gatwick and Heathrow airport and is situated off the A31 with excellent access to the Guildford, Farnham, Alton and Winchester from the A31, the A3, M3 and A331 can all be accessed.

SERVICES

Mains gas, electricity, water and drainage
High speed Internet

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Council Tax Band G

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	