

Denotes restricted head height

Bonnars Field, Bentley

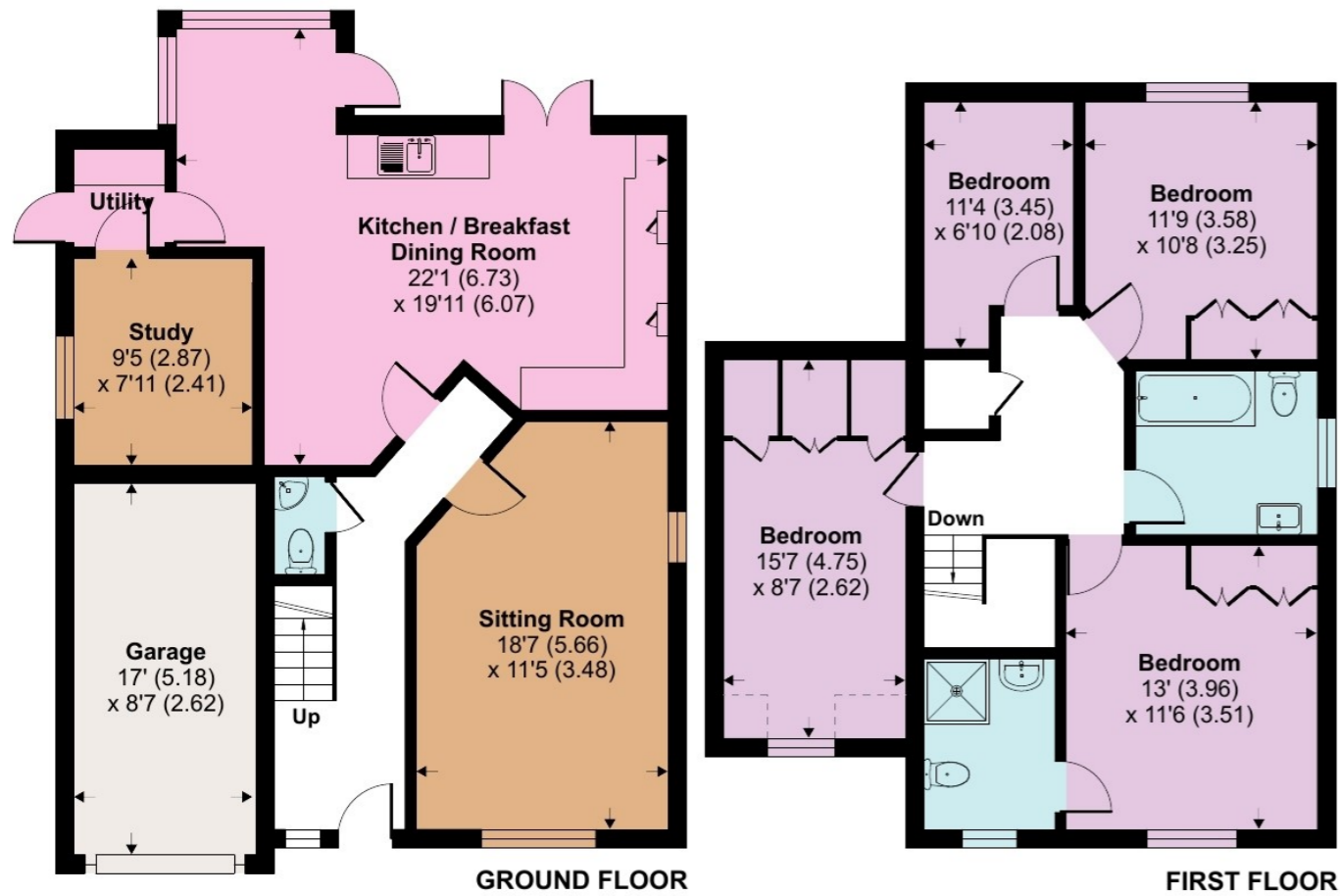
Approximate Area = 1491 sq ft / 138.5 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 1645 sq ft / 152.8 sq m

For identification only - Not to scale



BONNERS FIELD, BENTLEY, FARNHAM, HAMPSHIRE, GU10

Offers in excess of £750,000

This detached family home has been reconfigured and modernised by the current homeowner and offers turnkey living.

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ACCOMMODATION

- Bespoke open plan kitchen/breakfast/dining room
- Utility room
- Large sitting room and study
- Immaculately presented throughout
- Principal bedroom with en suite shower room
- Three further double bedrooms
- Driveway and garage
- Large private garden
- Village location

DESCRIPTION

This detached family home is located in the highly regarded village of Bentley within walking distance of the village amenities and train station, which offers a fast regular service to Waterloo. It is also well placed for easy access to schools, shops and the nearby 'royal forests' of Alice Holt Forest.

The property is immaculately presented throughout and the ground floor comprises an inviting hallway that opens onto a recently modernised open plan kitchen/breakfast/dining room with premium appliances and French doors to garden, a bright sitting room with feature fireplace, a study room, utility room and downstairs cloakroom

The large first floor landing provides access to all rooms and the principal bedroom has an en suite shower room and built in wardrobe. There are a further three double bedrooms, two with built in wardrobes, a family bathroom and airing cupboard.



Outside

To the front of the property there is a large lavender bed and tarmac driveway, leading to a single garage with light and power. The rear garden comes in two sections; the first has recently been landscaped and features a sandstone patio area with steps leading up to a flat lawn area with a mixture of border and bedding plants, the second section consists of a large flat lawn, a further patio area, garden shed and faces due west.

LOCATION

The property is situated in a cul-de-sac in the central part of the popular village of Bentley, a charming village on the edge of rolling down land in north east Hampshire. It is very conveniently situated for the railway station, which has regular direct trains to London Waterloo in approximately one hour. The property 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.

Bentley provides excellent local amenities including its highly regarded primary school, church, village shop, cafe and two public houses. Within a short walk, the renowned Alice Holt Forest can be accessed and to the south is the nearby Blacknest Golf & Country Club, with its clubhouse, golf course, driving range and gym. Within 5 miles lie the market towns of Farnham and Alton with a wider range of facilities.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales 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 sales particulars.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	