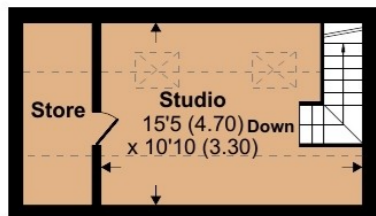


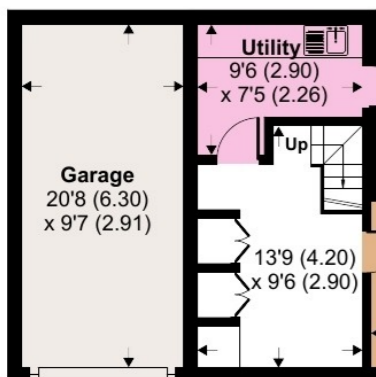
School Lane, Bentley, Farnham, GU10

Approximate Area = 2338 sq ft / 217.2 sq m
 Limited Use Area(s) = 119 sq ft / 11 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 2650 sq ft / 246.1 sq m

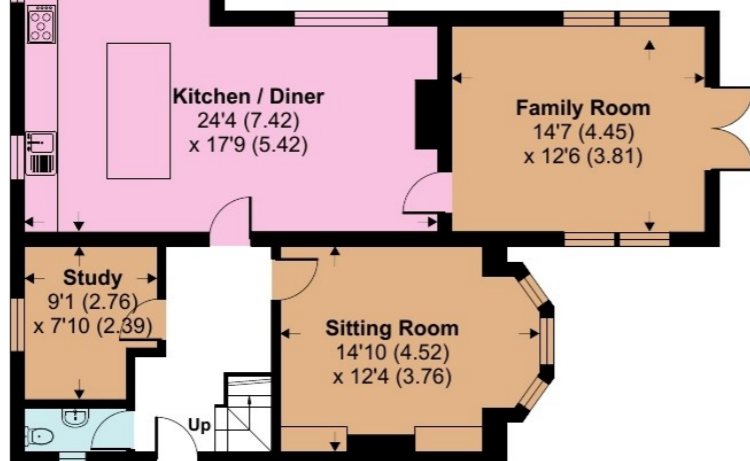
For identification only - Not to scale



FIRST FLOOR 2



FIRST FLOOR 1



GROUND FLOOR

Denotes restricted head height



SCHOOL LANE, BENTLEY, FARNHAM, HAMPSHIRE, GU10

Offers in excess of £1,250,000

Charming detached Victorian home with office, studio, and four reception rooms, as well as immediate proximity to a Good (with Outstanding features) primary school and the village recreational ground. Mainline village railway station, hour to London.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

Winkworth



ACCOMMODATION

- Large entrance hall
- Sitting room with wood burning stove
- Kitchen/diner and family room
- Utility room, larder and boot room
- Principal bedroom with en suite bathroom
- Three further double bedrooms
- Office, studio, gaming/play room and snug
- Landscaped gardens, courtyard and vegetable garden
- Garage and driveway

DESCRIPTION

School House is in a wonderful village position, on a quiet lane within immediate proximity to Bentley recreational ground.

This beautiful Victorian home has charming stone brick elevations with wisteria, double glazed sash and casement windows beneath a tiled roof. Coming to market for the first time in a decade, the property has been tastefully updated by the current homeowners whilst retaining many period features.

On entry the ground floor comprises large entrance hallway, a practical open plan kitchen/diner with central island and Spanish stone counter-tops in suede finish, an open fireplace, adjoining triple aspect family room opening directly onto the terrace and garden via French doors, cosy sitting room with bay window and wood burning stove, study and downstairs cloakroom. Off the kitchen, there is a gaming /playroom with French doors to courtyard, a large boot room with storage cupboards, a further hallway and utility room. There are stairs leading to a studio above the boot room and garage.

Upstairs there is a principal bedroom with built in wardrobe and en suite bathroom, a further three double bedrooms (two with built in wardrobes), an airing cupboard and large family bathroom with separate shower. All



the bedrooms have good ceiling height and feel bright and spacious, some having views towards Alice Holt Forest and across the village recreational ground. There is plenty of storage including a large loft.

Outside

Approached through solid wooden gates and set back from the road, School House is well positioned in its plot and is bordered by fencing, mature trees and beech hedging for screening. There are some beautiful specimen trees including Magnolia, Cherry and a mature Oak tree providing shade in the summer months with an established wisteria framing the gabled porch at the front. The level garden is mostly laid to lawn with feature borders, brick path, raised vegetable beds, large garden shed, log store, an attractive terrace and a courtyard to capitalise on the sunny aspect. There is a gravel parking and turning area to the front.

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 and near to Alice Holt Forest providing superb opportunities for walking, riding and cycling. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and of Great Landscape Value. Bentley has its own primary school, church, a public house, large village shop, coffee shop, Post Office and a vineyard. There is a regular bus service, connecting to Alton, Farnham and Guildford, and the village has its own railway station with regular direct trains to London Waterloo in approximately one hour.

Travel to both state and private schools in the area is possible using rail services, but importantly there are also dedicated bus services from Bentley to schools, such as Eggars, Churches, St Edmunds, Lord Wandsworth College and other schools. The property is situated off the A31 with excellent access to Guildford, Farnham, Alton and Winchester and easy access to the A3, M3 and A331.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield | Council Tax Band G

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		70
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	