

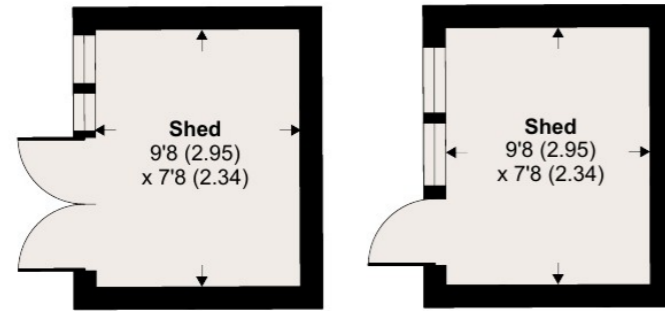
# Station Road, Bentley, GU10

Approximate Area = 1263 sq ft / 117.3 sq m

Outbuildings = 148 sq ft / 13.7 sq m

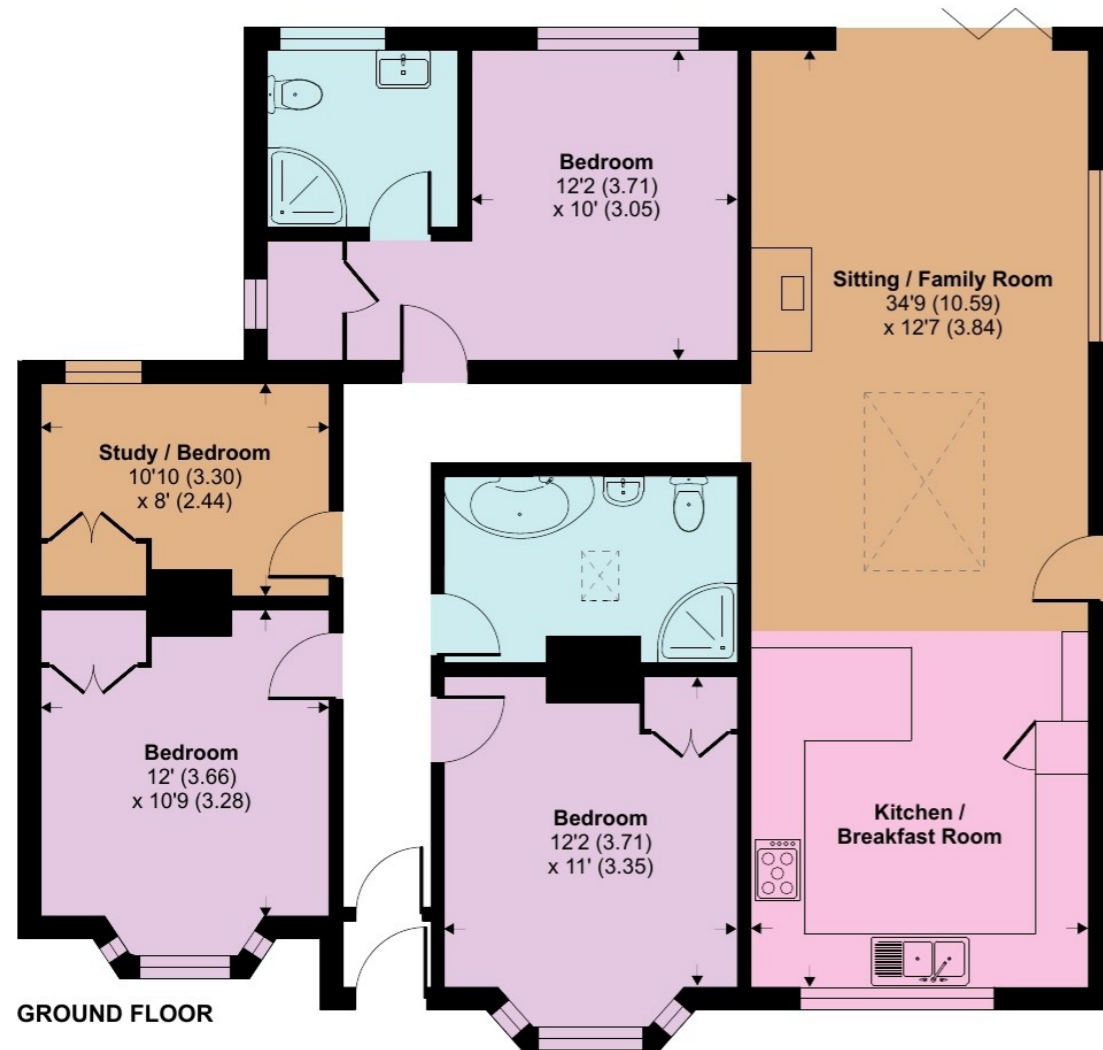
Total = 1411 sq ft / 131 sq m

For identification only - Not to scale



OUTBUILDING 1

OUTBUILDING 2



GROUND FLOOR



## STATION ROAD, BENTLEY, FARNHAM, HAMPSHIRE, GU10

Guide Price £775,000

A charming, recently refurbished cottage, within close proximity of Alice Holt Forest, which benefits from being within walking distance of Bentley train station, providing access to London within an hour.

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**ACCOMMODATION**

- Immaculately presented turnkey home
- Open plan kitchen/family/dining 'hub' with wood burning stove
- Three/four bedrooms and study
- Two luxury bathrooms
- Delightful south facing country garden (approx. 0.4 acre plot)
- Stunning village position, on a no-through road
- Gated private driveway for several cars
- Walking distance to Alice Holt and Bentley train station
- Excellent primary school
- No onward chain



**DESCRIPTION**

This charming, recently modernised turnkey property offers well presented accommodation throughout and is situated in a highly sought after village location.

The triple aspect extension comprises of a high specification kitchen with breakfast bar and that is further lit by a sky lantern. The stable-door opens onto a side garden and the living room, with bi-fold doors to a limestone patio, features a contemporary wood burning stove.

There is a principal bedroom with an en-suite shower room and a walk in wardrobe, two further king-size bedrooms with bay windows and built in wardrobes. There is a further bedroom/study with built in storage and large family bathroom featuring a luxury bath and a separate walk in shower.

**Outside**

The property is approached through a 5 bar wooden gate into a large gravelled driveway that can easily accommodate four cars. The



stunning cottage style gardens are a fantastic feature and wrap round the three sides of the property. They have been beautifully landscaped, are well established and are incredibly well maintained.

The gardens include several lawn areas, a large south facing patio area overlooking the pretty above ground pond with its wooden surround, various extremely well stocked flower beds, fruit trees, and that are entered via a wooden pergola. There are two large garden sheds, both of which have mains power, a further smaller shed and a greenhouse.

**LOCATION**

Situated on the edge of Bentley, a charming village on the edge of rolling downland in north east Hampshire. The property 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 | Council Tax Band D

**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	82
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	