

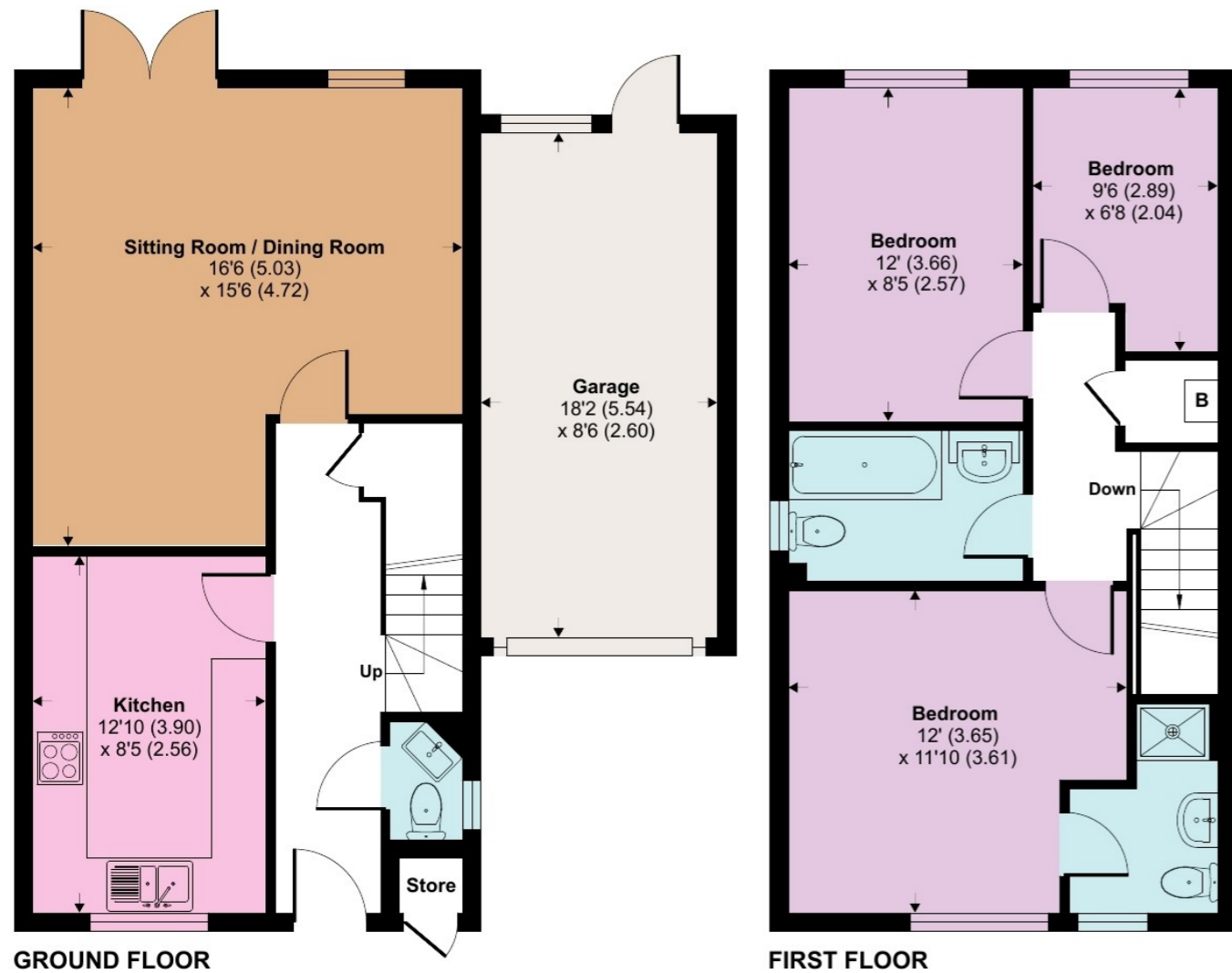
# Bonnars Field, Bentley, Farnham, GU10

Approximate Area = 912 sq ft / 84.7 sq m (excludes store)

Garage = 155 sq ft / 14.3 sq m

Total = 1067 sq ft / 99 sq m

For identification only - Not to scale



## BONNERS FIELD, BENTLEY, FARNHAM, HAMPSHIRE, GU10

Guide Price £495,000

A lovely three bedroom home with garage in the beautiful village of Bentley, just a short walk from amenities.

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**ACCOMMODATION**

- Three bedrooms
- Sought after village location
- Principal bedroom with en suite
- Good sized private garden
- Garage and driveway
- Beautifully fitted kitchen
- Short walk to village amenities
- No onward chain

**DESCRIPTION**

This lovely link-detached home is located in the highly sought after 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 well presented throughout and the ground floor comprises welcoming hallway with hard wood flooring, cloakroom, tastefully designed kitchen with integrated appliances and a large open plan lounge/diner with French doors leading out to the private garden.

Off the landing upstairs, you have a good sized principle bedroom with en suite shower room, family bathroom, airing cupboard and two further bedrooms, one double and one single.

Outside  
To the front of the property, there is a quaint area of lawn with some fragrant lavender shrubs, driveway with parking leading to a single garage with light and power, an outside storage cupboard and a side gate providing access to the rear garden. The nice sized private rear



garden is mostly laid to lawn, but also has a lovely patio area, ideal for some outside seating.

**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 I Tax Band E

**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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	