

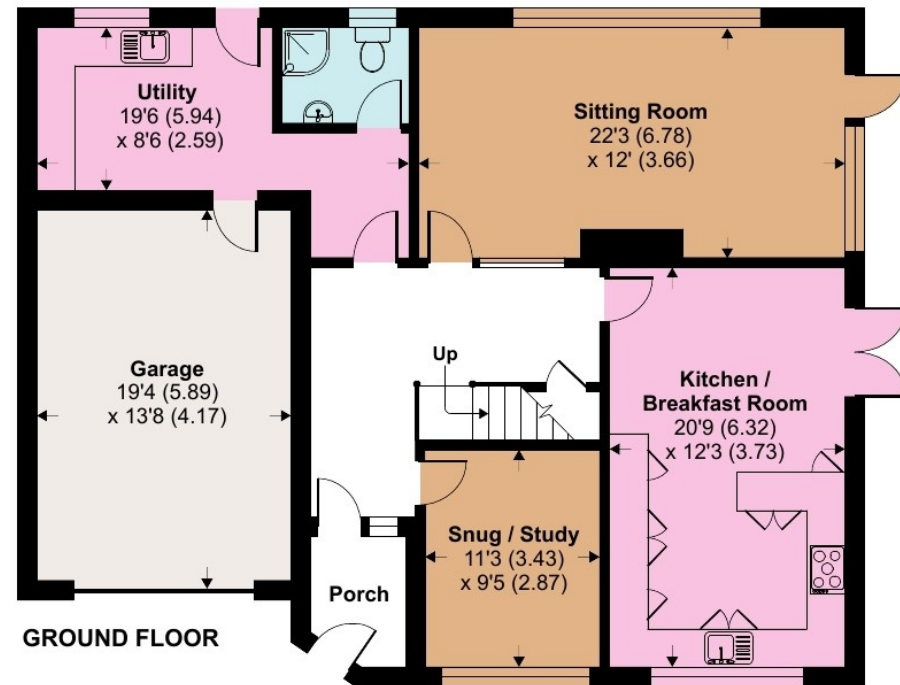
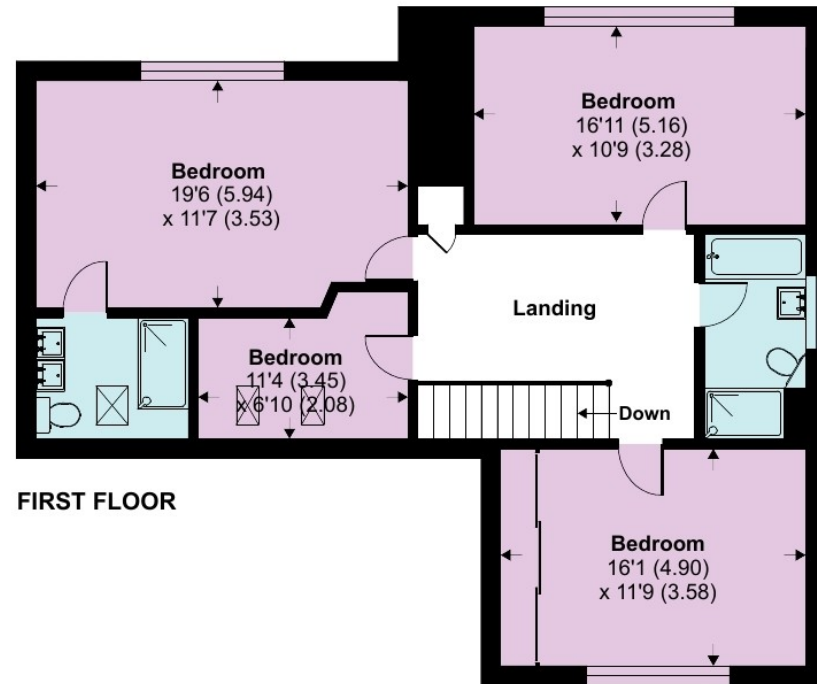
Oakway, Bentley, Farnham, GU10

Approximate Area = 2051 sq ft / 190.5 sq m

Garage = 257 sq ft / 23.9 sq m

Total = 2308 sq ft / 214.4 sq m

For identification only - Not to scale



Oakway, Bentley, Farnham, Hampshire, GU10

Guide Price £895,000

An attractive home that has recently been extended and modernised by the current homeowner that is set amongst a large private south facing plot in the highly desirable village of Bentley.

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

- High specification kitchen/breakfast room
- Multiple reception rooms
- Principal bedroom suite
- Three further bedrooms
- Well presented throughout
- Gated driveway and garage
- Large south facing garden (0.21 acres)
- 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.

Once through the entrance porch, the ground floor comprises a large inviting hallway that opens onto a recently modernised kitchen/ breakfast room with breakfast bar, premium appliances and French doors to garden, a bright sitting room with feature stove, a snug/ study room, a large utility/boot room. Off the utility room is a downstairs cloakroom with shower, the back door to garden, and access to the integral double garage with electric roller door and gas combi boiler.

The large first floor landing provides access to all rooms and the principal bedroom suite is situated to the rear of the property enjoying views over the countryside, with an en suite shower room. There are a further two double bedrooms, a single bedroom, a family bathroom with separate shower and airing cupboard. Bathroom and en suite benefiting from electric underfloor heating.

The main loft is part boarded with lighting and ladder.



Outside

To the front of the property there is a gravelled driveway leading to a double garage with electric door, light and power. The rear south facing garden has recently been landscaped and features a sandstone patio area with outside lighting and sockets, outside taps, and wide flat lawned area with a garden shed.

LOCATION

The property is situated in a small 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 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, two public houses, cafe and an excellent village shop. There is a regular bus service, connecting to both Alton and Farnham, and a railway station with regular direct trains to London Waterloo in approximately one hour. The property is situated off the A31 with excellent access to Guildford, Farnham, Alton and Winchester. From the A31, the A3, M3 and A331 can all be accessed.

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	71	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	