





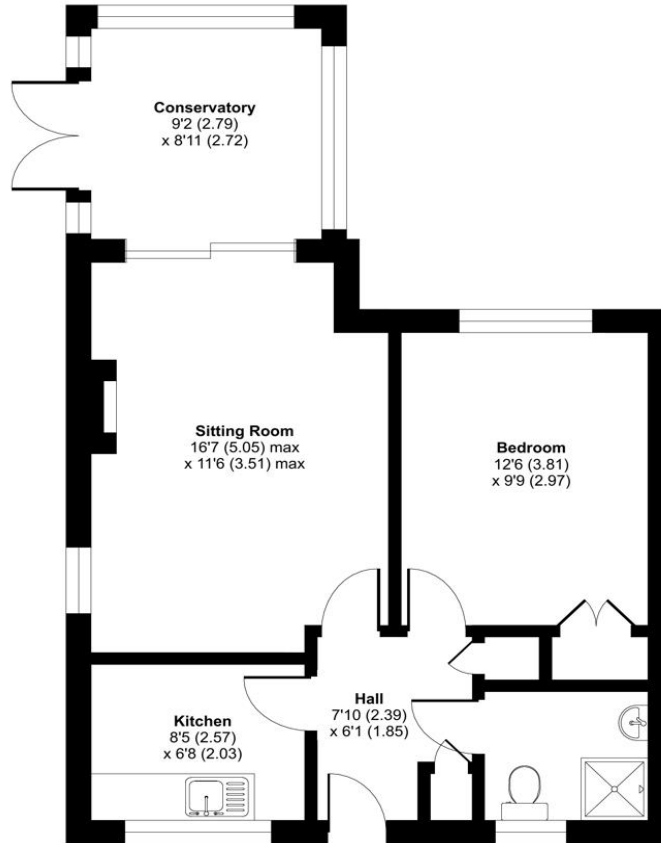
ACCOMMODATION

A beautifully positioned one-bedroom bungalow located in the popular village of Bentley and benefitting from a lovely rear garden. The living accommodation comprises a well-proportioned sitting room with a gas fireplace creating a lovely feature to the room. Beyond the sitting room there is a conservatory with attractive views onto the rear garden. The kitchen is situated at the front of the property overlooking the garden with a good range of wall and base units. The bedroom is a double room and has ample space for free-standing furniture or built-in furniture to be added. The shower room is an accessible wet room which has an electric shower, grab rails and a shower seat. The front and rear gardens are beautifully presented with an array of seasonal perennials, mature shrubs and trees. The home further benefits from a parking space to the side, together with ample on-street parking within the road.



Approximate Area = 583 sq ft / 54.2 sq m

For identification only - Not to scale



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	70	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 978778



SITUATION

Bentley village lies mid-way between Farnham and Alton on the Hampshire/Surrey border. Local amenities include a highly regarded primary school and mainline station offering a fast regular service to Farnham/Waterloo (around 65 mins) and the area enjoys ready access to large areas of unspoilt countryside and National Trust land. Alton and Farnham provide a comprehensive range of retail facilities and services with first class shops, leisure amenities and recreational facilities.

Farnham is accessible within around 4.5 miles and has a comprehensive selection of amenities and services including Waitrose and two Sainsbury's superstores together with a further range of specialist retail shops. The locality provides a subtle opportunity to combine urban and country living with the tranquillity of walks and recreational facilities in the countryside whilst being only 19 miles from Guildford and 14 miles from Farnborough.



SPECIFICATION

- One bedroom bungalow
- Popular village location
- Well-proportioned sitting room
- Conservatory
- Pretty front and rear gardens
- Parking space to the side with ample on-street parking

LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band - C

ASKING PRICE

£300,000

TENURE

Freehold