



Southview Cottages, Bentley, Farnham, Hampshire, GU10 5NB



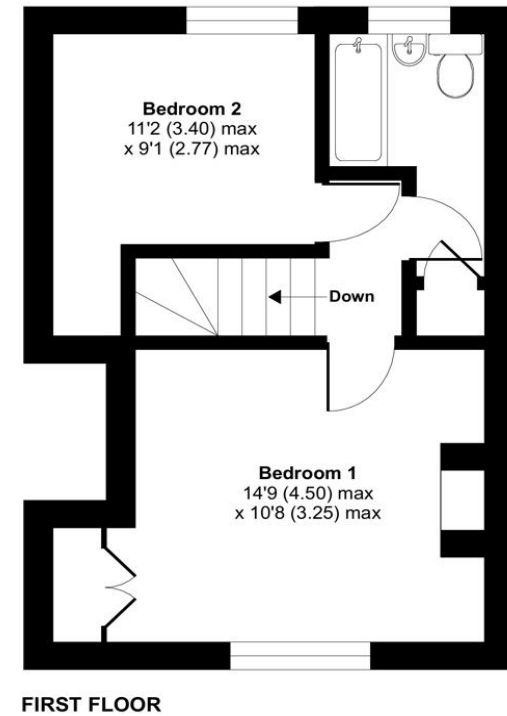
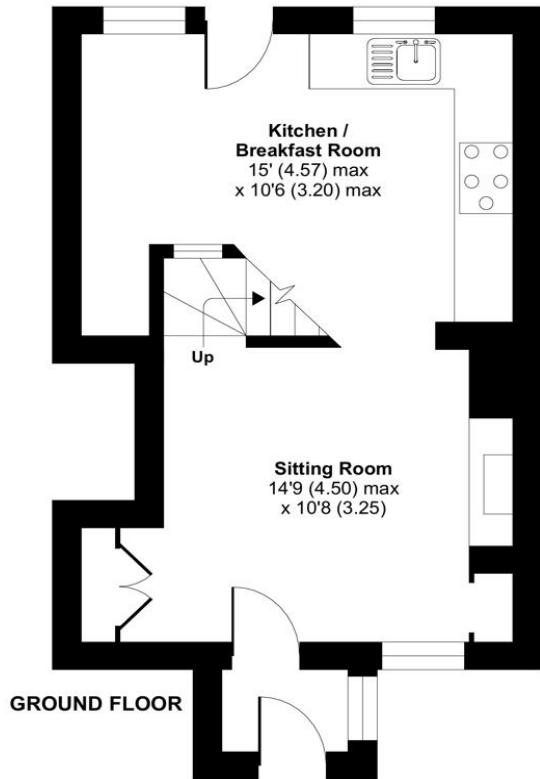
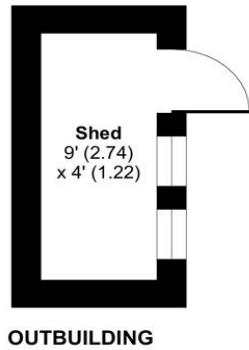
ACCOMMODATION

Situated within the highly popular village of Bentley is this stunning terraced cottage which has been finished to a high standard by the current owners. The property offers many original features including fireplaces and exposed wooden beams throughout.

Upon entering the property, you are greeted via an entrance porch which leads through to the sitting room with a beautiful exposed red brick fireplace with a log burner. The kitchen/dining room is located at the back of the property which has been refitted to a high standard and stable door leading to the rear garden. On the first floor, there are two bedrooms and a family bathroom. The main bedroom has a stunning feature fireplace and views across open fields. Externally the rear garden is mainly paved and fully enclosed with wooden fencing. The owners have done a fantastic job of creating separate seating areas to enjoy the sun throughout the day. With clever planting, this has created screening and privacy throughout which leads to the end of the garden where you will find a pergola and outside shed. Parking is on the street which is located in front of the property.



Approximate Area = 635 sq ft / 59 sq m
 Outbuilding = 36 sq ft / 3.3 sq m
 Total = 671 sq ft / 62.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(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). © nlcocom 2023. Produced for Charters Estate Agents Limited. REF: 1029367



SITUATION

Bentley is a popular village located between Farnham and Alton, served by Bentley railway station. There is a village store with the post office and gastro pub and an excellent infant school. The Georgian market towns of Alton and Farnham are both nearby. Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, Guildford and Winchester, excellent secondary education and a sixth form college. There is a sports complex with a swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives. Farnham is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and education facilities. Farnham mainline station provides a service to Waterloo within the hour. There is easy access to the A31 providing easy access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25.



SPECIFICATION

- Two bedrooms
- Modern bathroom
- Sitting room with log burner
- Refitted kitchen/dining room
- Private rear garden
- Character features throughout

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: D

ASKING PRICE

£365,000

TENURE

Freehold