



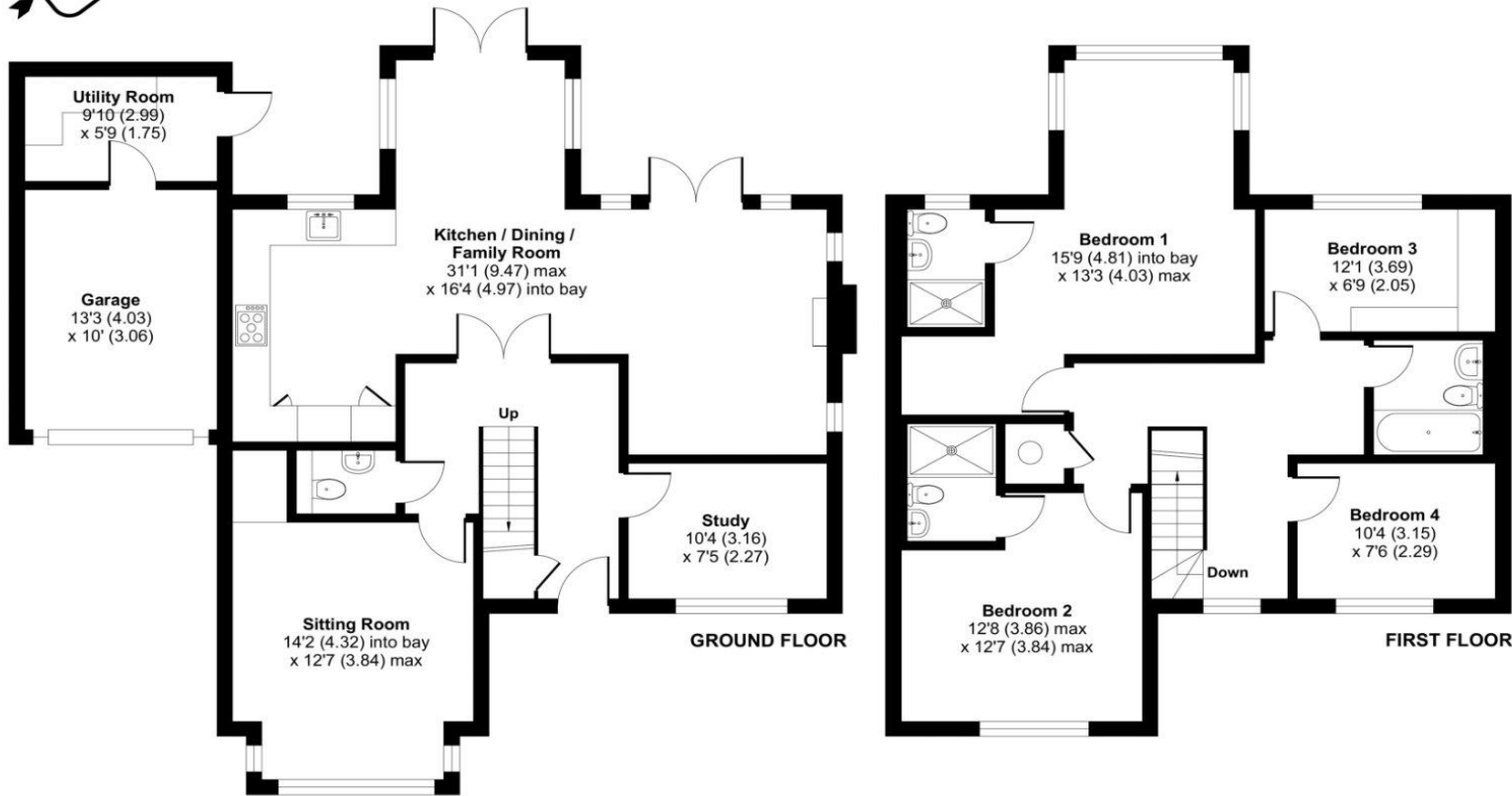
Oakleigh Close, Bucks Horn Oak, Farnham, Surrey, GU10 4BZ



## ACCOMMODATION

Built in 2019 by Metis Homes, this beautifully presented detached family home is situated within a small, exclusive development and enjoys a scenic backdrop of mature woodland. Designed with contemporary living in mind, this stunning home offers a perfect balance of style and functionality. The spacious entrance hall creates an immediate sense of warmth and sophistication, leading to the well-proportioned living spaces designed to accommodate modern family life. The front-facing sitting room, complete with a bay window and built-in storage, provides a cosy yet elegant space for relaxation. Opposite, a dedicated study offers a quiet and practical workspace, ideal for remote working or a home library. At the heart of the home, is the expansive open-plan kitchen/dining/family room, which is a true highlight. Designed for both everyday living and entertaining, this beautifully appointed space features high-quality finishes, a feature wood burner and two sets of French doors that flood the room with superb natural light, while providing direct access to the landscaped garden. Whether enjoying casual family meals or hosting guests, this versatile area serves as the perfect social hub. Upstairs, the generous principal bedroom benefits from its own en-suite shower room, offering a private and comfortable retreat. A second bedroom also boasts an en-suite, while two further bedrooms are served by a stylish family bathroom, ensuring ample space for family members and guests alike. Outside, the property continues to impress with its well-maintained exterior. A private driveway leads to a single garage, with the rear portion cleverly converted into a practical utility room. The beautifully landscaped garden provides a peaceful outdoor sanctuary, featuring a spacious patio terrace for al fresco dining, a neatly kept lawn, and a raised shingled area with flower beds. Fully enclosed by wooden fencing, the garden offers a safe and private space for both relaxation and play.

Approximate Area = 1677 sq ft / 155.7 sq m  
 Garage = 195 sq ft / 18.1 sq m  
 Total = 1872 sq ft / 174 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			107
(92+)	<b>A</b>		
(81-91)	<b>B</b>	85	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2025. Produced for Charters Estate Agents Limited. REF: 1268928

## SITUATION

Bucks Horn Oak is conveniently positioned for access to outdoor recreational facilities including Alice Holt Park, The Surrey Hills and the Devil's Punchbowl which provide stunning opportunities for walking, riding and other leisurely pursuits. The Georgian market town of Farnham is accessible within 4.5 miles and provides a comprehensive range of shopping, cultural, leisure and educational facilities and establishments. Bentley village lies mid-way between Farnham and Alton on the Hampshire/Surrey border. Local amenities include highly regarded primary schools in Bentley, Rowledge and Binsted, whilst the mainline station in Bentley offers 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.



### **SPECIFICATION**

- Beautifully presented detached family home backing onto woodlands
- Four bedrooms
- Two en-suite shower rooms
- Family bathroom and guest cloakroom
- Two reception rooms
- Spacious kitchen/dining/family room
- Landscaped, private rear garden
- Driveway parking and garage/utility room



### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band G

**ASKING PRICE £925,000**

### **TENURE**

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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