



Holt End Lane, Bentworth, Alton, Hampshire, GU34 5LF

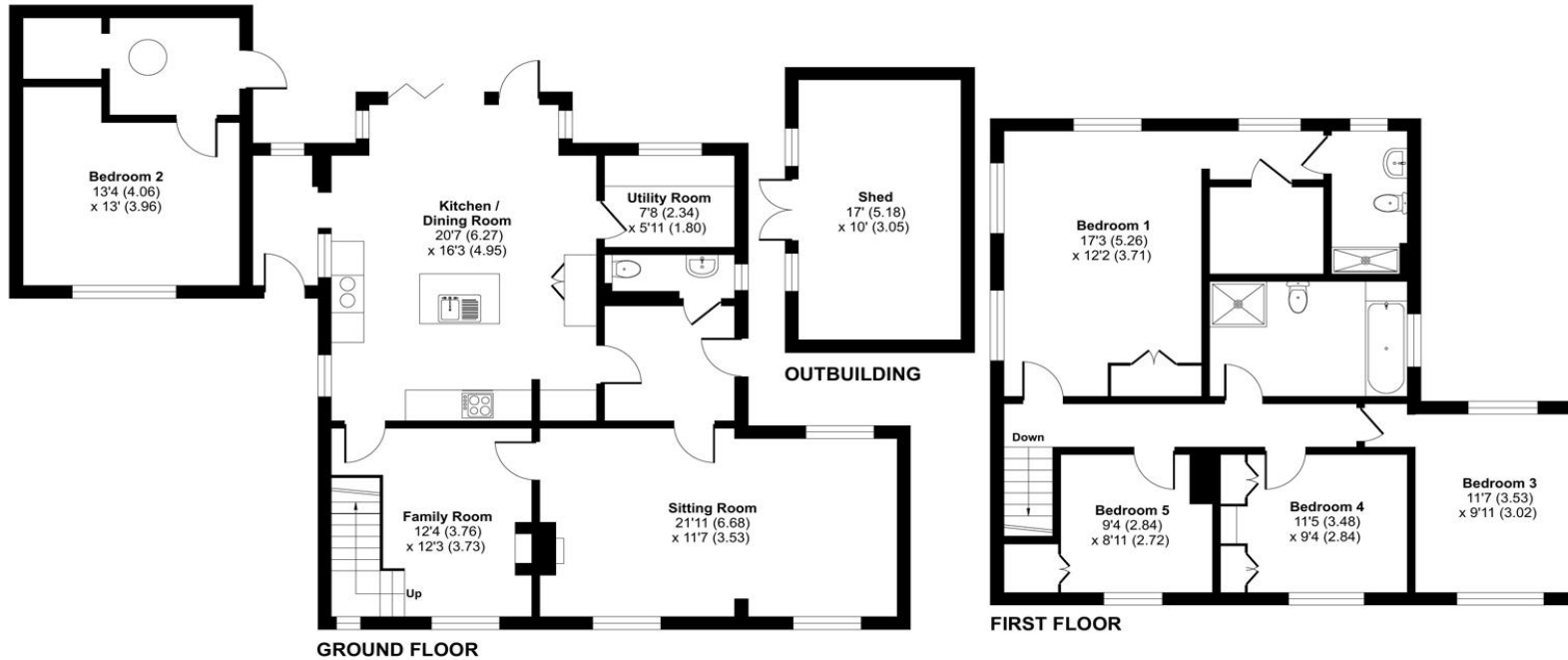


ACCOMMODATION

Nestled within a beautiful sought-after village, this four to five bedroom period home offers a rare opportunity to embrace the charm of countryside living with absolutely stunning views across open landscapes. From the moment you arrive, you will be captivated by the tranquillity and natural beauty that surrounds this ideal retreat. Upon entering the home, you are greeted by an inviting entrance lobby and a convenient guest cloakroom, setting the tone for the comfort and convenience that awaits. The heart of the home is the wonderful kitchen, breakfast, dining, and snug area, with an AGA range, separate utility room and bi-fold doors leading out onto the patio, making it the perfect space for everyday living and entertaining. The 21ft sitting room and additional family room add to the spaciousness and versatility of this wonderful property, while the additional bedroom five/third reception room provides flexibility for various lifestyle needs. As you ascend the stairs, you will find the four-piece family bathroom and four generous bedrooms, each with an array of storage options. The principal suite offers an en-suite shower and a walk-in closet, providing a private sanctuary for relaxation. Outside, the property features a driveway for convenient parking and a private garden that showcases the breathtaking views, it comes with a large garden shed, mature planting, and a terrace area, inviting you to savour the outdoors and create cherished memories with family and friends. Whether you're enjoying a peaceful morning coffee while soaking in the panoramic views or hosting a gathering in the enchanting garden, this home provides the perfect backdrop for embracing the natural beauty that surrounds it. This period home offers a rare blend of character, comfort, and unparalleled views, providing a lifestyle that many aspire to. Don't miss the chance to make this exceptional property your own and experience the epitome of countryside living in this enchanting village.



Approximate Area = 1812 sq ft / 168.3 sq m
 Outbuildings = 403 sq ft / 37.4 sq m
 Total = 2215 sq ft / 205.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(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). © nchecom 2024. Produced for Charters Estate Agents Limited. REF: 1082542



SITUATION

The picturesque village of Bentworth is situated in rural Hampshire at the heart of a network of footpaths and byways, with easy access to London, Winchester and the south coast. Winner of Hampshire Village of the Year 2013, the welcoming community of Bentworth is approximately three miles from the historic market town of Alton, which has a good range of high street shops, leisure facilities, a weekly market and a mainline train station connecting to London Waterloo. The well-regarded secondary schools of Amery Hill and Eggar's both feed into the outstanding Alton College. There is also the renowned Perin's secondary school in Alresford. The nearby towns of Alresford, Winchester, Farnham and Basingstoke provide a wider range of shops and facilities.



SPECIFICATION

- Detached four/five bedroom period property
- Sought after village location with stunning views
- Two bathrooms and guest cloakroom
- 'Hub of the home' kitchen/breakfast/dining/snug area
- Separate utility
- 21ft sitting room and separate family room
- Two wood burners
- Fifth bedroom/third reception room
- Driveway parking
- Private garden with stunning views

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: F

ASKING PRICE

£975,000

TENURE

Freehold

AGENT NOTES

Oli-fired central heating
Private drainage, awaiting Environmental Agency Compliance Certificate.