



Well Lane, Bentworth, Alton, Hampshire, GU34 5QR





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Nestled amidst seven acres of idyllic countryside, this exquisite property seamlessly blends contemporary luxury with equestrian charm.



- Contemporary luxury meets equestrian charm
- Stunning Orangery-style kitchen/family room • Seamless indoor-outdoor living
 - Tranquil 7-acre setting with superb paddocks and sand school
 - Exquisite oak-framed detached carport and garage
 - Expansive garden with rolling lawns and formal gardens
 - Idyllic woodland copes • Three en-suite double bedrooms
 - Close proximity to amenities and the market town of Alton
 - Perfect retreat for equine enthusiasts

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ACCOMMODATION

Boasting imaginative remodelling, the focal point of the residence is the stunning Orangery-style kitchen/family room, where vast expanses of glass seamlessly merge indoor and outdoor living. The heart of the home, the 22ft drawing room, exudes warmth with its woodburning stove, while French windows invite in natural light and frame captivating views. A home office offers a tranquil workspace, complete with French windows opening to the garden. The 27ft kitchen and dining area, adorned with shaker-style units and an Aga, effortlessly caters to family gatherings. A bright orangery-style extension provides panoramic garden views and ample space for dining, with two sets of French windows drawing the outside in. Upstairs, three elegantly appointed double bedrooms await, two of which boast en-suite facilities, including the indulgent principal bedroom with a dressing room. A family bathroom completes the first-floor accommodation.

Outside, a gravel driveway leads to a detached oak framed carport, garage, workshop, and store by renowned Rookery Barns. The expansive garden, enveloping the cottage, features rolling lawns, tranquil dell, and paved terraces for al fresco dining. Enclosed paddocks, an all-weather riding arena, and a stable block with three loose boxes and a tack room offer the perfect haven for equine enthusiasts. Additionally, superb paddocks, a sand school, and formal gardens intermingle with picturesque wooded copse, providing a delightful blend of natural beauty and cultivated charm.

Ideally situated between the charming villages of Shalden and Bentworth, this property offers a peaceful rural lifestyle just a short distance from the bustling market town of Alton. Alton provides an array of amenities, including shops, restaurants, and supermarkets, while the surrounding countryside offers endless opportunities for outdoor pursuits, making this property a true sanctuary for modern country living with an equestrian edge.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

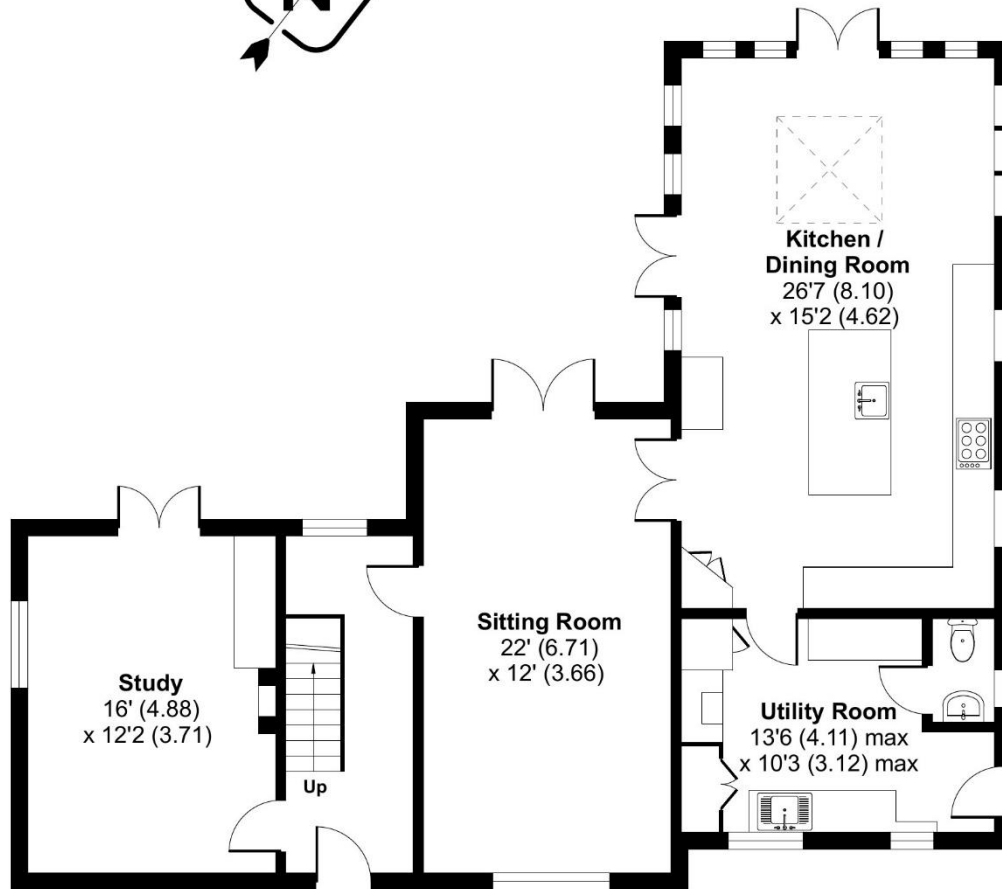


Approximate Area = 2075 sq ft / 192.7 sq m

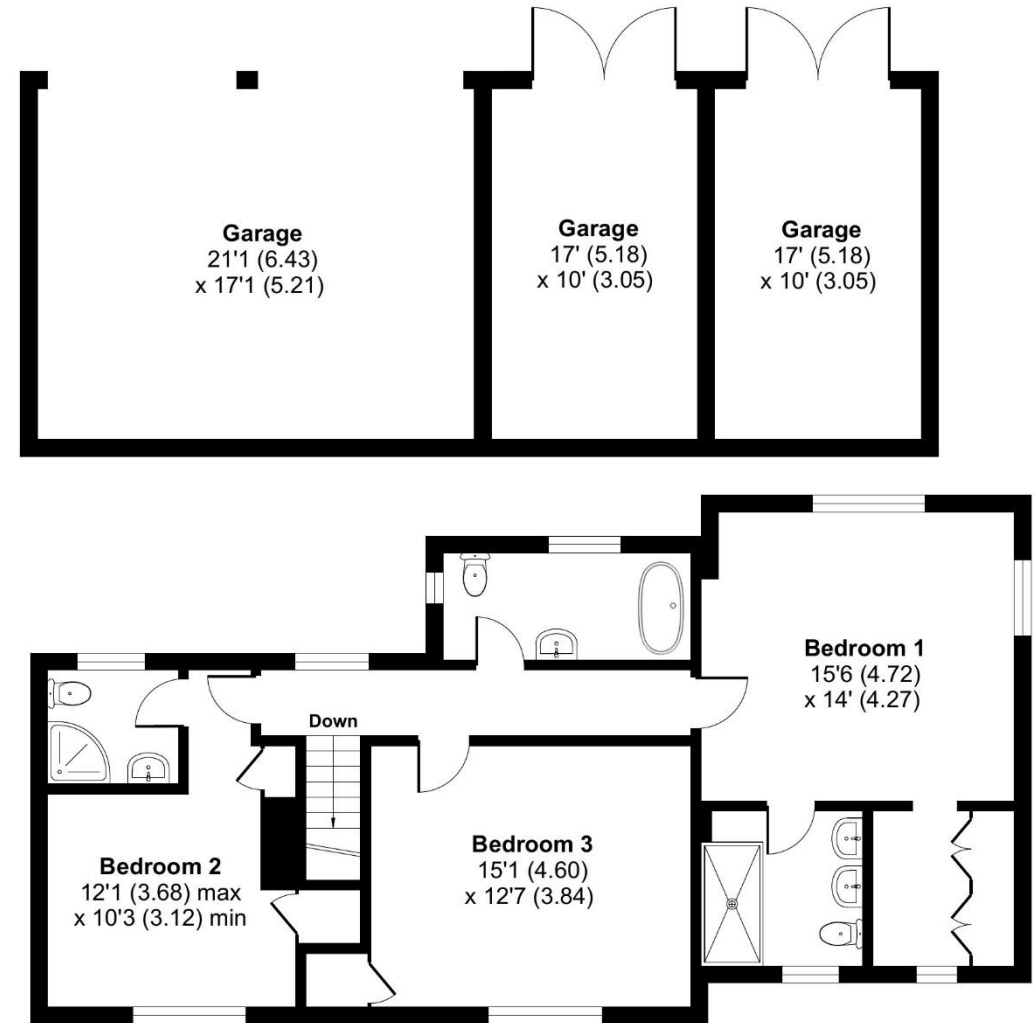
Garages = 700 sq ft / 65 sq m

Total = 2775 sq ft / 257.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Charters Estate Agents Limited. REF: 1082338





LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: F

ASKING PRICE

£1,450,000

TENURE

Freehold

AGENT NOTES

Private drainage (soakaway), awaiting Environmental Agency Compliance Certificate.
Oil-Fired Central Heating
LPG Used For Aga Hob