



Plot 5 Hole Lane, Bentley, Farnham, Hampshire. GU10 5LP.  
Guide Price £699,950

- Detached home
- Master with en-suite
- Separate lounge, patio doors
- Underfloor heating downstairs
- Allocated parking for two
- 3 spacious bedrooms
- Family bathroom
- Dual-aspect kitchen/breakfast
- South-facing private garden
- 10 Year Structural Warranty via ICW

## Description

\*\*\* Formal Viewing Day TBC For Early February \*\*\* A Beautiful New Detached Home in the Heart of Bentley. Introducing this brand new three-bedroom detached home, perfectly positioned in Bentley and designed for modern family living. The property boasts a separate lounge with patio doors opening onto the private south-facing garden, ideal for relaxing and entertaining. The dual-aspect kitchen/breakfast room, also with patio doors to the garden, offers a bright and sociable space for family meals. Upstairs, you'll find three generous bedrooms, including a master bedroom with en-suite, alongside a stylish family bathroom. A convenient cloakroom/WC completes the ground floor. Outside, enjoy a south-facing rear garden, plus allocated parking for two cars, providing both space and convenience. Air Source Heat pump serves the heating and hot water.

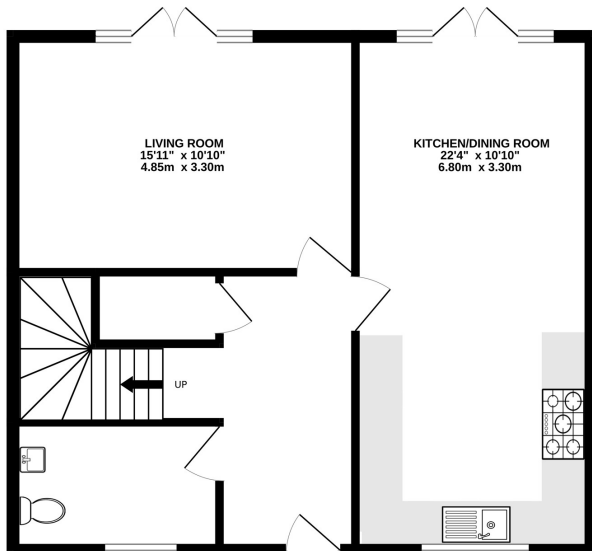
## Directions

GU10 5LP

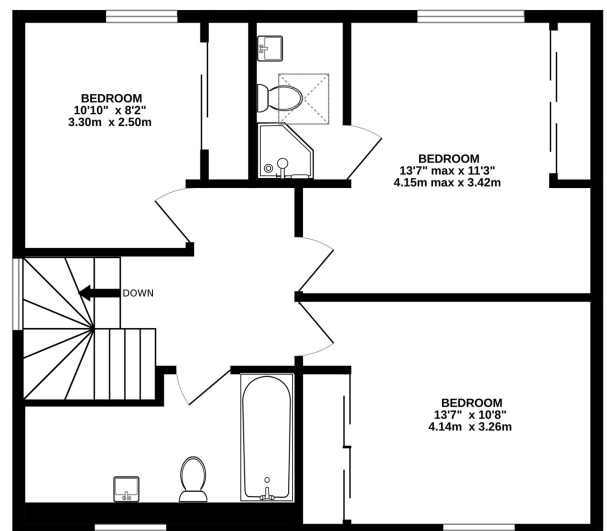
## Tenure

FREEHOLD

GROUND FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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For clarification we wish to inform prospective purchasers/tenants that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.