



Oakhurst, Station Road, Bentley, Farnham, Hampshire. GU10 5LA.
Guide Price £925,000

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Description

A delightful detached family home situated a stone's throw from Bentley main line station, with regular service to Waterloo. The popular village of Bentley offers a local shop, public house, popular primary school and miles of rural walks/rides in the surrounding countryside. The towns of Farnham and Alton are within 5 - 6 miles and offer a wide range of shopping and leisure facilities.

The property offers spacious accommodation including a generous entrance hall, double aspect living room, large dining room, conservatory, kitchen/breakfast room, utility room and cloakroom/w.c. On the first floor there are four double bedrooms, an en-suite bathroom and family shower room. To the front of the house is a gravel driveway providing off road parking, as well as a tandem length garage. The southerly facing garden is mainly laid to lawn with a paved patio area and natural screening providing a good degree of seclusion.



Material Information - The property benefits from gas central heating and the water supply is metered. Superfast broadband is available in this area and mobile signal is available for Three, O2 and Vodafone but maybe not EE.

Directions

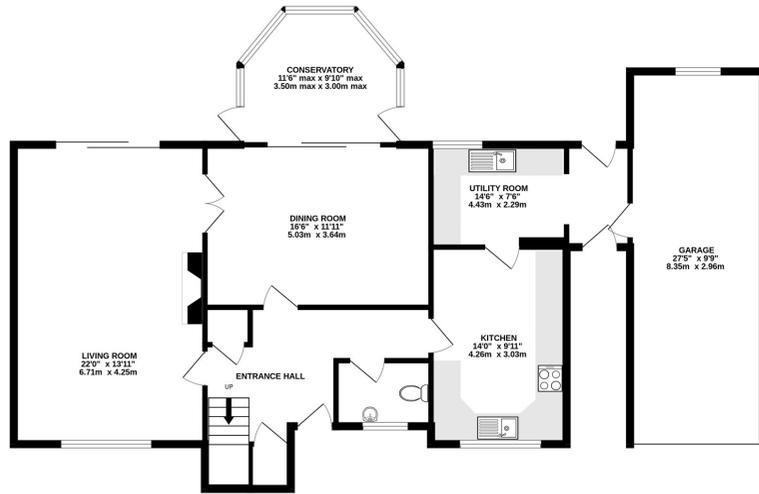
The property is situated towards the end of Station Road on the right hand side.

Local Authority

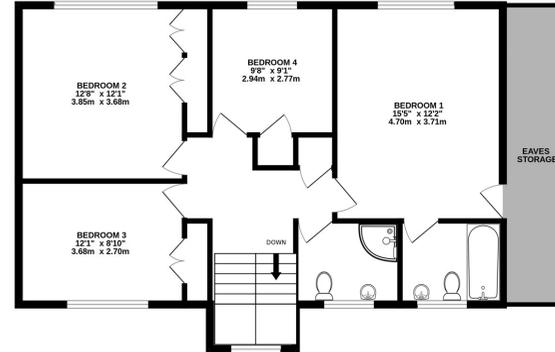
East Hampshire
Band F



GROUND FLOOR
1288 sq.ft. (119.6 sq.m.) approx.



1ST FLOOR
797 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 2085 sq.ft. (193.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		59	78
		EU Directive 2002/91/EC	

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