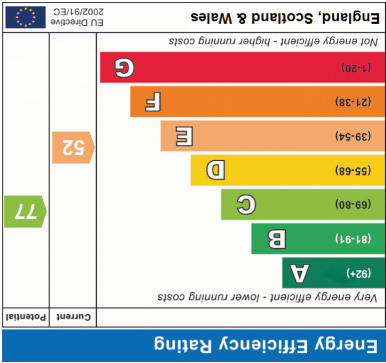
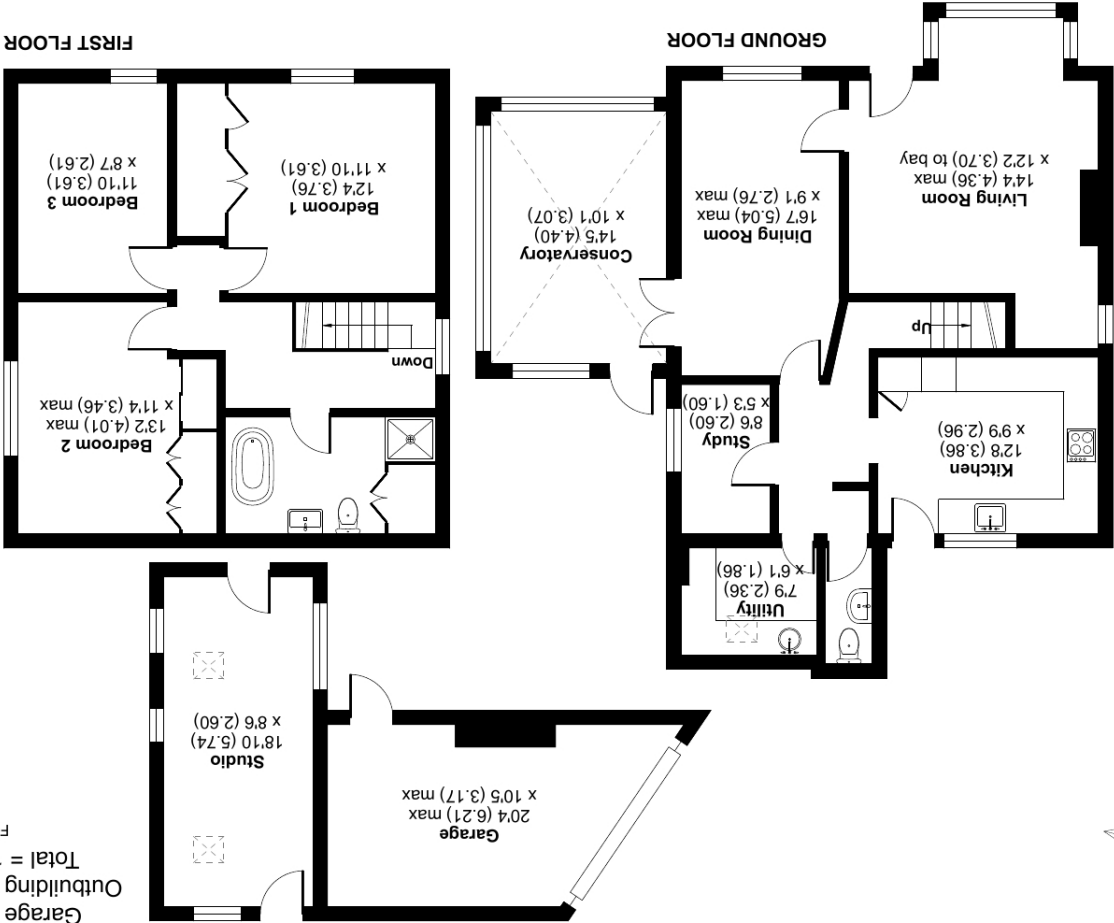




Bentley, Farnham, GU10

Approximate Area = 1492 sq ft / 138.6 sq m  
Garage = 175 sq ft / 16.3 sq m  
Outbuilding = 161 sq ft / 14.9 sq m  
Total = 1828 sq ft / 169.8 sq m

For identification only - Not to scale







### Description

Tucked away in the charming Hampshire village of Bentley and within a short drive of Farnham, this characterful detached home offers a rare sense of seclusion and tranquillity. The house is within a conservation area and due to its age and character has historical significance to the village . Positioned on a south-facing plot, the property blends period charm with versatile spaces and excellent potential for further expansion, if required. Planning has been granted for a 2 storey side extension which would add a large master bedroom with an ensuite shower room and a walk-in cupboard. In addition, it provides for the relocation of the existing kitchen to provide an impressive triple aspect kitchen/breakfast room and a sizeable study.

The main house is accessed via a large wooden gate which leads to an enclosed courtyard. There is a large block paved private parking area for up to four cars accessed via a remote controlled sliding gate with a gravelled path leading to the main house. There is ample off-street parking , complementing the detached garage which includes lighting, power, and plenty of loft storage.

Inside, the home exudes warmth and individuality with oak wood flooring through out the downstairs The entrance leads into a welcoming inner hall featuring exposed timbers and an oak staircase to the first floor. The ground floor comprises three separate reception rooms, including a spacious living room with a fully functioning open fireplace, original beams, and access to a sun-soaked terrace. The dining room is equally inviting, boasting sash windows with wooden shutters, while the study provides a cosy workspace with an exposed brick floor and is overlooking the garden. A brick and timber conservatory with electric heating invites natural light as well as garden views, ideal for year-round enjoyment. The kitchen, finished in natural pine, offers rustic charm with wooden worktops, a Belfast sink, built-in appliances, and quarry-tiled floors. Adjacent is a utility room, fully equipped with ample storage and workspace, plumbing for laundry appliances, and a Velux window that draws in the natural light.

The oak staircase leads to a galleried landing opening up to three generously sized double bedrooms, with two rooms thoughtfully fitted with built-in wardrobes. The main family sized bathroom is tastefully appointed with a roll-top bath, a separate tiled shower area and classic paneling, completing the upper level with timeless appeal and warmth.

The garden wraps around the property in a series of beautifully landscaped spaces. The formal lawned areas is bordered by mature shrubs, trees and flowers. There is a raised and enclosed brick patio perfect for entertaining, as well as a hexagonal glass green house for growing & storing plants and a covered coal and wood store.

Adding further appeal to this delightful property is a separate brick studio / office building with its own power, central heating, and plumbing—offering extended accommodation or creative work space.

Retaining many period features throughout, this home is full of character and charm, offering an idyllic lifestyle in one of Hampshire's most desirable village settings. The property is within walking distance of the local pub and store / post office and an highly regarded village primary school. The property has super-fast broadband and a good 5G mobile service.

Material Information. Planning reference for consented extension , as well as full drawings for the approved extension is 34097/012 and can be found on the East Hants planning portal. (<https://planningpublicaccess.easthants.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>)

### Directions

SAT NAV - GU10 5LW

### Local Authority

Hampshire  
Band F

