



46 Babs Field, Bentley, Farnham, Hampshire. GU10 5LS.
Guide Price £535,000



Description

This ideal semi-detached family home enjoys a peaceful setting on a no-through road just 0.25 miles from the heart of the sought-after village of Bentley. Thoughtfully extended and beautifully presented, the property offers spacious and versatile living accommodation perfectly suited to modern family life. At the heart of the home is a stunning kitchen/breakfast room, featuring a range of eye and base level cabinets, a range-style cooker, integrated dishwasher, and a breakfast bar—ideal for both casual meals and entertaining. The kitchen flows seamlessly into the dining/family room, which opens out through sliding doors to the rear garden. Additional ground floor accommodation includes a generous sitting room, a utility room, and a cloakroom.



Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. The house is finished to a high standard throughout, with double-glazed windows, quality flooring, and a new roof installed by the current owner in late 2022. With an overall plot size of approximately 0.13 acres, there is also potential to extend to the side, subject to planning permission.

One of the home's most impressive features is the south-facing rear garden, extending to about 29 metres (95.1 feet). Professionally landscaped, the garden includes a large paved terrace for outdoor seating, areas of lawn, well-stocked flower and shrub borders, and a pleached red robin backdrop. A side gate provides access to the front, where a private driveway offers parking for two cars and access to the garage.



The property benefits from its location in the active and welcoming village of Bentley, which offers a church, local shop, the popular 'The Star' public house, and a highly regarded primary school. Nestled amidst the picturesque Hampshire countryside between Crondall, Froyle, Farnham, and Alton, the area is ideal for outdoor pursuits, with footpaths leading across open fields and through nearby Alice Holt Forest. Farnham and Alton both provide excellent amenities, schooling options, and direct train services to London Waterloo, making this a wonderfully connected yet tranquil place to call home.

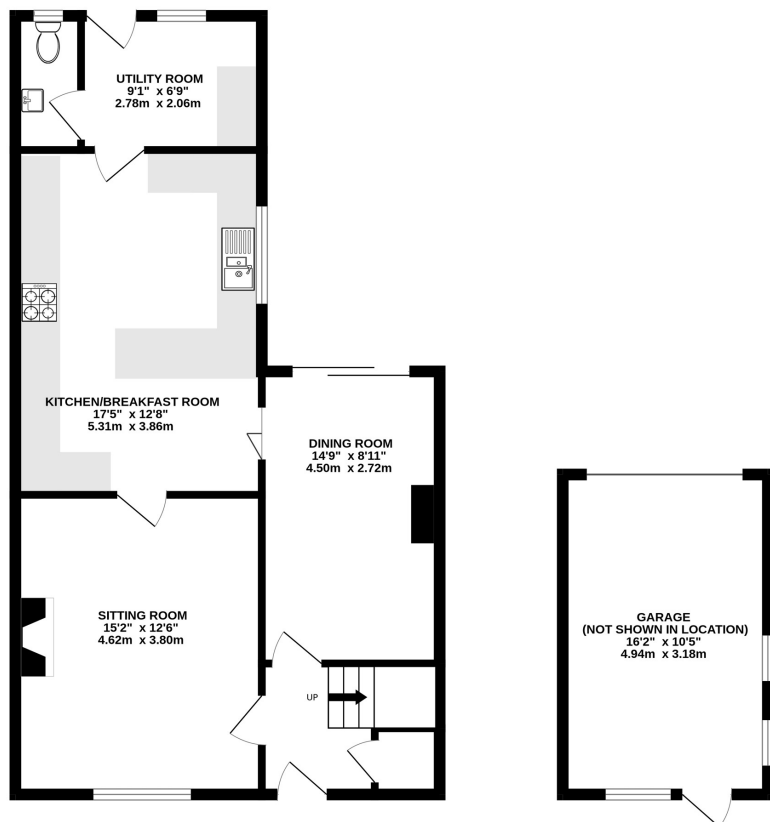
Directions

SAT NAV - GU10 5LS

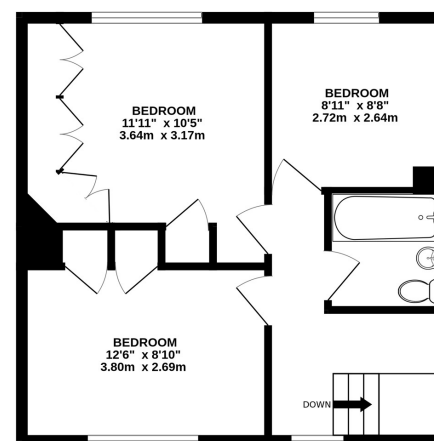
Local Authority

East Hants
Band E

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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+) | 65 | 81 |
| 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 | | |
| | | EU Directive 2002/91/EC |

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