

Bentley, Hampshire
Four Bedroom, Detached Home



25 Somerset Fields, Bentley, Farnham, Surrey, GU10 5BF

The Property

This beautifully presented four bedroom detached family home is situated in the heart of the charming Hampshire village of Bentley. Tucked away in a cul-de-sac location with lovely countryside views the property has been tastefully improved and well maintained by the current owners providing flexible family living.

Located in a small prestigious development built in 2017, the property is within close-proximity of the railway station, well regarded schools, public house, shop and benefits from the remainder of the NHBC guarantee.

Ground Floor

You are welcomed into the spacious hallway with cloakroom. The elegant living room with feature log burning stove has French doors out to the lovely rear garden.

The high specification open plan fitted kitchen/dining/family room with integrated appliances and generous central island, opens out into the garden via French doors. The kitchen leads through into the well-equipped fitted utility/boot room with underfloor heating, from which the integral double garage can be accessed. There is also access out to the side of the property from the utility/boot room.

There is a further good sized reception room which is currently being used as a family room also benefitting from French doors and a separate office.

First Floor

On the first floor is a bright galleried landing and four spacious bedrooms. The stylish main bedroom has a dressing area and fitted en-suite shower room. The second bedroom also has an en-suite shower room.

There is a fitted family bathroom with handheld over-bath shower.

Outside

The lovely, enclosed south facing garden, wraps around to the side of the property and is mainly laid to lawn with views over the countryside beyond.

There is also a good-sized patio, an ideal spot for entertaining or just relaxing in the sunshine.

To the front is ample driveway parking for several cars leading to the double integral garage, with power and lighting along with an electric car charging point.

Location

Located between Farnham and Alton, Bentley is a popular village to the west of Farnham with a church, public house, primary school, nursery, shop and recreation ground with playground and cricket pitch. The village is surrounded by open countryside with walking, riding and fishing at Alice Holt Forest and Frensham Little Pond.

The nearby Georgian town of Farnham has a good range of high street and independent boutique shops, supermarkets and recreational facilities. There is an excellent choice of state, private and boarding schools in Farnham, Guildford and the surrounding areas including Bentley Primary School, Lord Wandsworth College, Frensham Heights, Edgeborough, More House and Charterhouse.

Travel and rail links are excellent with the A31/ A3 and A331/M3 providing links to London and the south coast. Gatwick, Heathrow and Southampton airports are all accessible in under an hour. Bentley Railway Station provides a direct link to London Waterloo.

























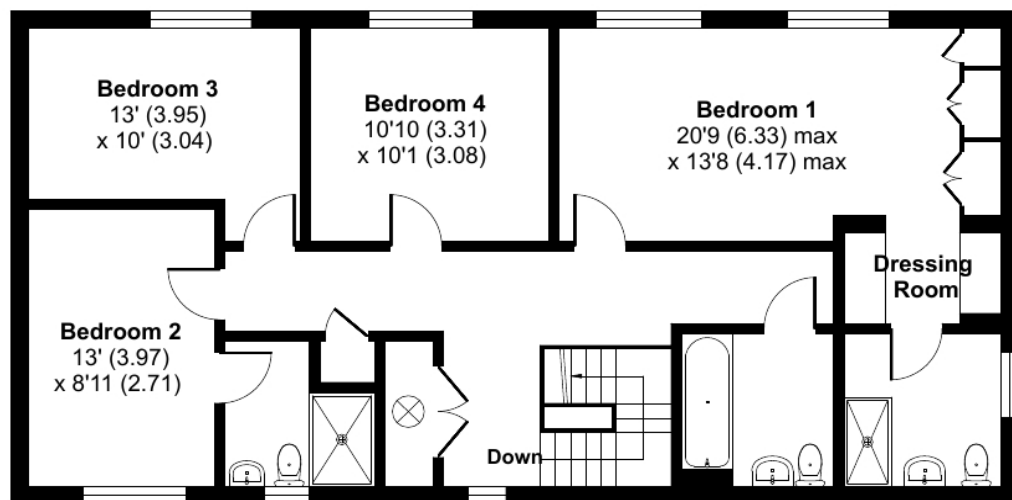
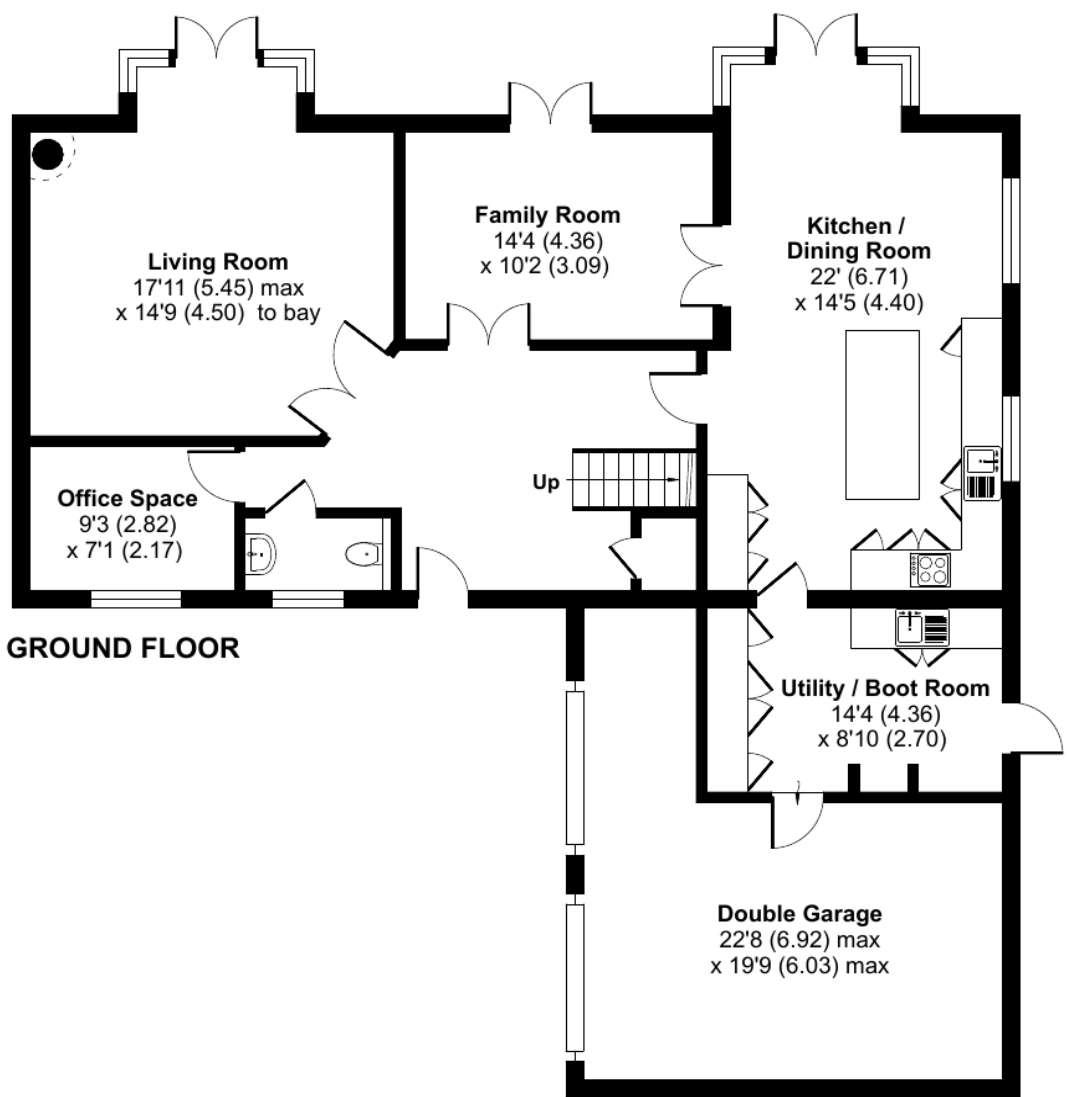






Somerset Fields, Bentley, Farnham, GU10

Approximate Area = 2229 sq ft / 207 sq m
Garage = 317 sq ft / 29.4 sq m
Total = 2546 sq ft / 236.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2025. Produced for McCarthy Holden. REF: 1281690

Places of interest

The surrounding area is renowned for country walks and open spaces. Nearby Farnham offers a wider range of shopping, social, recreational and education facilities.

Road and rail links are excellent within the local area.



St Mary's Church



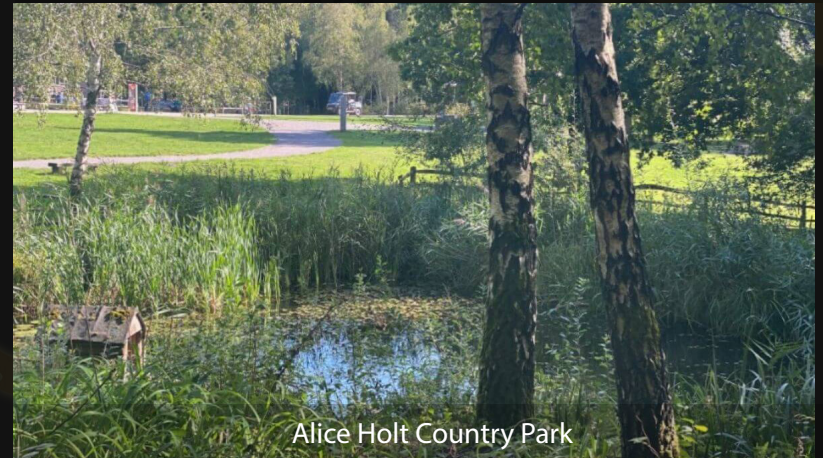
King John's Castle



Farnham Castle



Lion & Lamb Farnham



Alice Holt Country Park

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information	
Water – Mains	Materials used in construction - Brick & Tiled roofs
Gas – Gas	How does broadband enter the property - FTTP (fibre to the premises
Electric – Mains	EPC - B (89)
Oil/LPG – N/A	Broadband Checker - https://www.openreach.com/fibre-broadband
Sewage – Mains Drainage	Mobile Signal - Unknown, depends on carrier
Heating – Gas	To check broadband and mobile availability please visit: https://checker.ofcom.org.uk/
	Sservice Charge - £270 + vat - Half Yearly

Directions - Postcode GU10 5BF Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01256 704851

Local Authority
East Hampshire Council
Tax Band G

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