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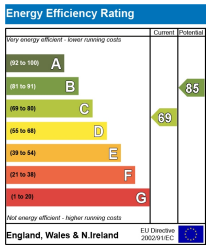
Lavender Cottage, Station Road, Bentley, Farnham, Hampshire. GU10 5JZ.

£575,000

- Delightful village location
- 1.2 miles from highly regarded Primary School
- Spacious Kitchen/Dining room
- Bathroom and ensuite shower
- Ample parking
- 3 minute walk from mainline station
- Living room
- Three bedrooms
- Private rear garden
- Neighbouring countryside ideal for cycling and dog walking

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Description

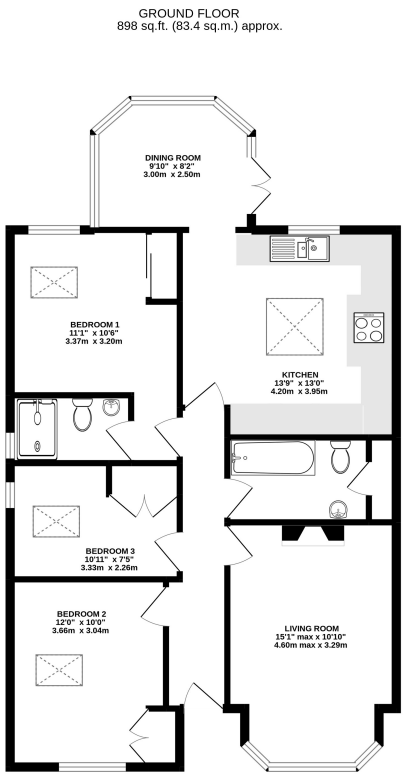
A lovely semi detached bungalow in a popular village location. The generous accommodation includes a living room with bay window, spacious kitchen/dining room overlooking the rear garden, three double bedrooms, an en-suite shower room and family bathroom. Features include vaulted ceilings, skylight windows, sun tunnels, double glazing and gas central heating. The private rear garden comprises patio, lawn and shingle areas, with a gate providing access to the side. To the front of the house there is off road parking for 4 cars.

The delightful village of Bentley lies midway between Farnham and Alton. Amenities include local shops, post office, village pub The Star, a highly regarded Primary School and mainline station, offering a fast regular service to Farnham, Guildford and Waterloo, which is a 3 minute walk from the property. The area enjoys ready access to areas of large unspoilt countryside and National Trust land, offering wonderful opportunities for walking, riding, golf and other country pursuits. Extensive forest and riverside walks, dog walking and cycle trails can be found just a few hundred yards from the front door.

Agent's Notes - Planning application on adjoining property - 29458/011 | Lawful development certificate proposed - single storey side extension following demolition of existing conservatory. | Ley Cottage, Station Road, Bentley, Farnham, GU10 5JZ

Directions

Sat Nav Reference: GU10



TOTAL FLOOR AREA : 898 sq.ft. (83.4 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 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.