



## 10 Bury Court Cottages

BENTLEY | FARNHAM | GU10 5LZ

Wilson | Hill

3 Bedrooms | Ground Floor Bathroom | Hall | Sitting Room | Kitchen | Outbuilding | Off Road Parking | Garden in all about 0.145 of an acre (0.059 ha)

Mileages: Alton 6.6 miles, Farnham 5.5 miles, Odiham 4.9 miles, Guildford 16.1 miles, Winchester 23.7 miles

Local station at Bentley 2.1 miles and M3 J5 7.4 miles



### | The Property

10 Bury Court Cottages is one of a pair of semi detached cottages in an unspoilt rural location. The cottage has a cosy feel with three bedrooms, a sitting room with open fireplace, kitchen and ground floor bathroom. There are views over the surrounding countryside and farmland.

The property was once part of the Bury Court Estate and over several generations has been tenanted but it is now vacant and available for owner occupation. Consequently there is potential for further improvement or extension subject to planning and relevant consents. The cottage is not listed.

### | Location

The village of Bentley is well located between Alton and Farnham with handy access to the A31 and yet part of an unspoilt rural landscape that has remained largely unaltered over many centuries.

Bury Court Cottages are positioned about 0.5 of a mile outside of the village, in an elevated setting with south facing rear aspect. The village has an active community with local amenities including doctor's surgery, village shop, pub, Primary School (rated outstanding by Ofsted), local train station, sports clubs, village hall and Church.

The extensive network of local lanes, footpaths and bridleways provide amazing walks (including The Pilgrim's Way passing through the village) and cycling routes, ideal for any country/outdoor enthusiasts. The A31 is within a mile and provides good regional transport links to Guildford and Winchester.





## Outside

The garden is mainly to the rear and slopes away from the house, essentially lawn bounded by fencing and partly hedged on one side. There is a gravelled level area behind the house and another small courtyard in front of the house where an old brick outbuilding is located. There is off road parking and scope to improve and re-landscape the front area. A public footpath passes along the outer shared drive and provides direct local walking over the neighbouring farmland and also connects to the Pilgrims Way. In all the garden and grounds are about 0.145 of an acre (0.059 ha).



## Directions to GU10 5LZ

From Alton or Farnham: Follow the directions from the A31 into the village of Bentley. In the centre of the village take the turning beside the Village Memorial Hall (Hole Lane) marked Well/Crondall. Follow this lane out of the village until you reach a sharp right hand bend followed by a sharp left bend and immediately turn right into a concrete private farm road (marked Bury Court Cottages). Turn left at the end up the hill and right at the top. No. 10 will be found on your right.



**Services:** Mains electricity and gas, metered water via Bury Court, shared private septic tank drainage.

**Local Authority:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band C. EPC: D60

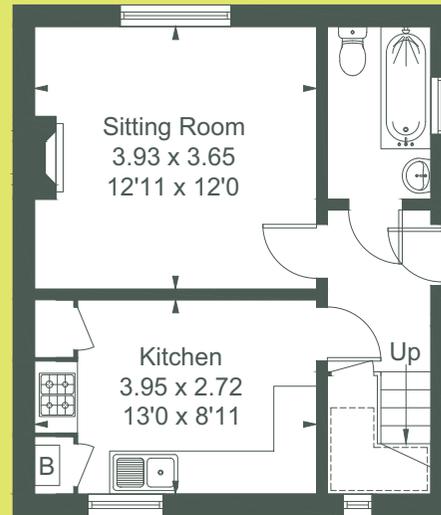
Details and photographs dated February 2021.

Viewing strictly by appointment.

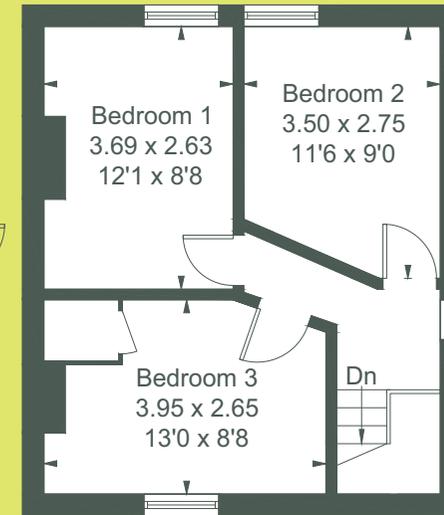
Approximate Area = 73.7 sq m / 793 sq ft  
Including Limited Use Area (1.4 sq m / 15 sq ft)  
Outbuilding = 9.9 sq m / 106 sq ft  
Total = 83.6 sq m / 899 sq ft



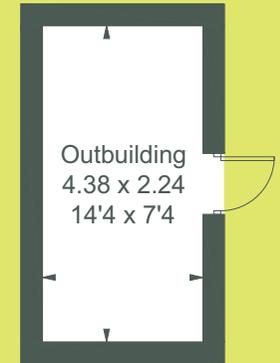
 = Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
[fourwalls-group.com](http://fourwalls-group.com) 273401

**Agent's Note:** We understand number 11 has a reserved right of access over a small section of the drive belonging to number 10 to get access to their property. Likewise number 10 has reserved rights of access over the outer drive and drive areas belonging to numbers 8 & 9. There will be shared liability for the upkeep of the private access drives. Similarly the maintenance of the septic tank and soakaway is shared. More detail will be provided by the vendors solicitor at the pre-contract enquiry stage.

**Address:** The post town is Farnham which is in Surrey, but the village is located within the Hampshire county boundary.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

