



Orchard House

BENTLEY | HAMPSHIRE | GU10 5NA

Wilson | Hill

Master Bedroom with En Suite Shower Room | 6 further Bedrooms | 2 further Bathrooms | Entrance Hall | Drawing Room | Sitting Room | Dining Room Vaulted Kitchen
Breakfast Room | Utility Room and Larder | Cloakroom | Old Hop Pickers Cottage used as a Stable and outside Store with further potential STP | Double Garage with Open
Fronted Stores and secure Shed | Mature well stocked and landscaped Garden, productive Orchard and adjoining Paddock in all approx. 2.5 acres (1 ha)

Planning permission is currently being sought by the vendors for a dwelling to replace the former staff cottage in the top northern part of the garden
(a further approx. 1.5 acres (0.6ha). This is potentially available as a separate lot.

Mileages: Alton 5.8 miles, Farnham 4.9 miles, Guildford 15.5 miles, Winchester 23.1 miles, London 50.2 miles.
Local station at Bentley 1.5 miles. M3 J5 7.5 miles, A3 at Guildford 12.9 miles, Heathrow Airport 32.4 miles.







| The Property

Orchard House is on a gently sloping site in a lovely private location on the north eastern edge of the village and faces south with views towards Alice Holt Forest. The house, built in the 'Arts & Crafts' style, is believed to date from the early 20th Century and has well-proportioned living space spread over three floors. Large windows fill the rooms with light and the generous ceiling heights provide a spacious feel. Three reception rooms lead off the attractive entrance hallway, the kitchen/breakfast room provides brilliant space for a family with its vaulted ceiling and sets of

bi-folding doors accessing the garden; a practical boot/utility room provides a handy rear entrance.

On the first floor there are five bedrooms which all have interesting aspects and the top floor has two further bedrooms which can also double as playroom, hobbies space or even a live-in flat. It can easily be shut off as needs apply. The house is complemented by a fabulous garden with mature trees, orchard, paddock areas and plenty of space to free range in. Overall a fantastic family house.





Location

Positioned close to the church and the Jenkyn Place Vineyard, Orchard House is part of the more secluded rural edge of the village. 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. The village has an active community with local amenities (much of it within walking distance) including doctor's surgery, village shop, pub, Primary School (rated outstanding by Ofsted), local train station (just over 1 hour direct service to Waterloo), sports clubs, village hall and Church.

The extensive network of local lanes, footpaths and bridleways provide amazing walks (including the pilgrimage route St. Swithun's Way passing the house) and many cycling routes, ideal for any country/outdoor enthusiasts.

The A31 is within a mile and provides good regional transport links to Guildford and Winchester and the M3 lies conveniently to the north at Hook/Odiham.





| Outside

The garden and grounds have been established and landscaped over many years. The formal garden is arranged around the house with a paved terrace off the back of the drawing room and kitchen with access to lower tiered lawn areas with several well-stocked herbaceous borders, mature shrubs, an old orchard and an up and over swimming pool. The drive leads to the garage/storage block and beyond these is access to the paddock which is a useful amenity field with separate access from the lane making it easy to bring in larger vehicles or cars. A variety of mature specimen trees make a lovely feature of the garden and grounds

– encouraging a rich array of bird life. In all the garden and grounds extend to just under 2.5 acres (1 ha).

| Outbuildings

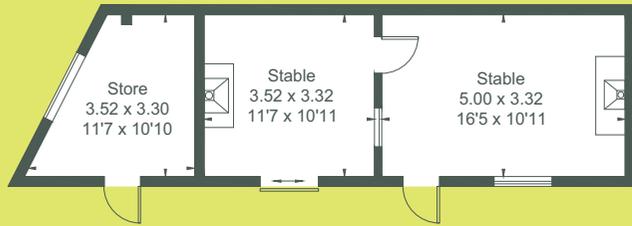
The historic Hop Pickers Cottage built of local ‘Clunch’ stone is currently used as a stable and outside store having three areas inside. It may have scope as an ancillary annexe or home office (subject to planning and appropriate building consents). The timber double garage has two open timber framed stores behind and an enclosed shed.



Approximate Area = 343.4 sq m / 3696 sq ft
 Outbuildings = 68.6 sq m / 738 sq ft
 (Excluding Open Space / Shed / Including Garage)
 Total = 412 sq m / 4434 sq ft
 Including Limited Use Area (27.6 sq m / 297 sq ft)

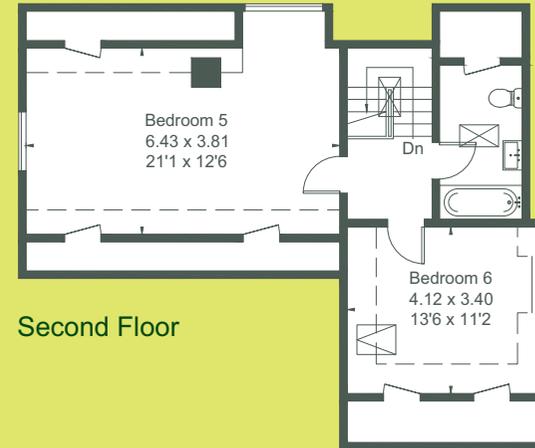


Old Hop Pickers Cottage



(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5m



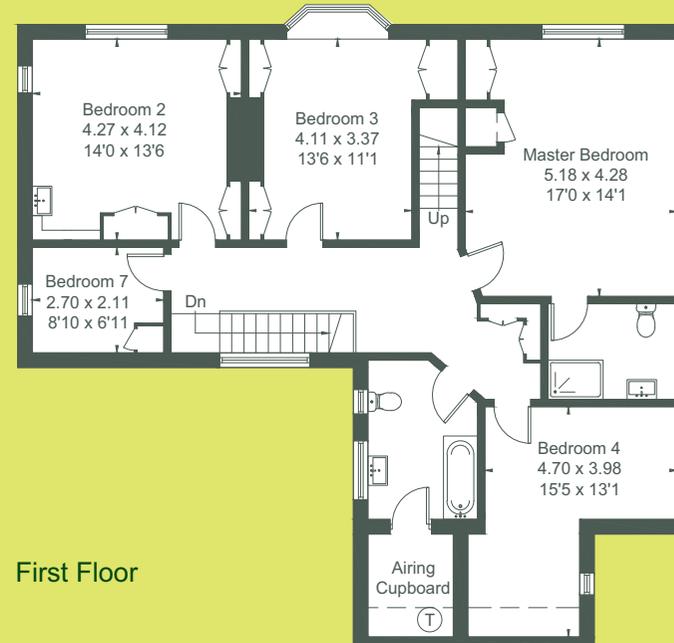
Second Floor



Outbuildings
 (Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

I Directions to GU10 5NA

From Alton or Farnham: Follow the A31 exiting the dual carriageway 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 past the Doctors' surgery and as you come up a steep sided lane take the first right turning (before the overhead footbridge), carry on down this single track lane and take the next left turning into another narrow lane. Orchard House is then the first house on your right.



Services: All mains services.

Council: East Hampshire District Council
www.easthants.gov.uk Tel: 01730 266551

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

Details and photographs dated May 2021.

Viewing strictly by appointment



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Agents Note:

- Whilst the house is located within the Hampshire country boundary the post town is Farnham which is in Surrey.
- There will be a right of access reserved over the top drive for the existing cottage which should planning be granted will be replaced by a dwelling for our clients positioned further away from Orchard House. Should a new access drive to the lane for that dwelling be granted then the right of way over the drive would be extinguished.

Planning Consent Links:

- Planning is being sought for a replacement dwelling to the adjacent cottage, a copy of pre-application drawings will be available on request.

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.

