



10 Bury Court Cottages

BENTLEY | FARNHAM | GU10 5LZ

BCM

Wilson | Hill

3 Double Bedrooms | En Suite Shower Room | Family Bathroom | Sitting Room | Kitchen/Dining Room | Cloakroom | Off Street Parking | Pretty South Facing Garden

In all about 0.15 of an Acre (0.06 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 a stunning semi-detached cottage set in an unspoilt rural location. The cottage has been recently extended and modernised to a high standard. Entered via a porch with cloakroom, into a light and spacious sitting room featuring two character fireplaces and French doors opening out onto the terrace and garden beyond. A newly fitted and bright kitchen/breakfast room also has access onto the garden, ideal for entertaining. Upstairs there are three double bedrooms, a family bathroom and the main bedroom has an en suite shower room. All rooms boast lovely views over the surrounding countryside and farmland.





| 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 a south facing rear aspect. The village has an active community with local

amenities including a village shop, pub, Primary School (rated outstanding by Ofsted), local train station with direct trains to Waterloo (taking approximately one hour), sports clubs, village hall and church.

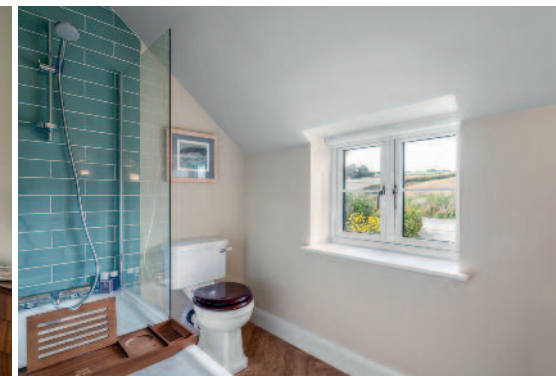
The extensive network of local lanes, footpaths and bridleways provide amazing walks (including the Pilgrims Way passing through the village) and cycling



routes, ideal for any country/outdoor enthusiasts. The A31 is within a mile and provides good regional transport links to Guildford and Winchester.

| Outside

To the front of the house there is a lawned front garden and gravel driveway leading up to the front door. The second part of the garden is to the rear with a south facing terrace and lawn that gently slopes away from the house leading to a level seating area and orchard. There is off-road parking to the front of the house. A footpath provides direct local walking over the neighbouring farmland and also connects to the Pilgrims Way. In all the garden and grounds are about 0.15 of an acre (0.06 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.

 WHAT 3 WORDS ///slick.excellent.messaging



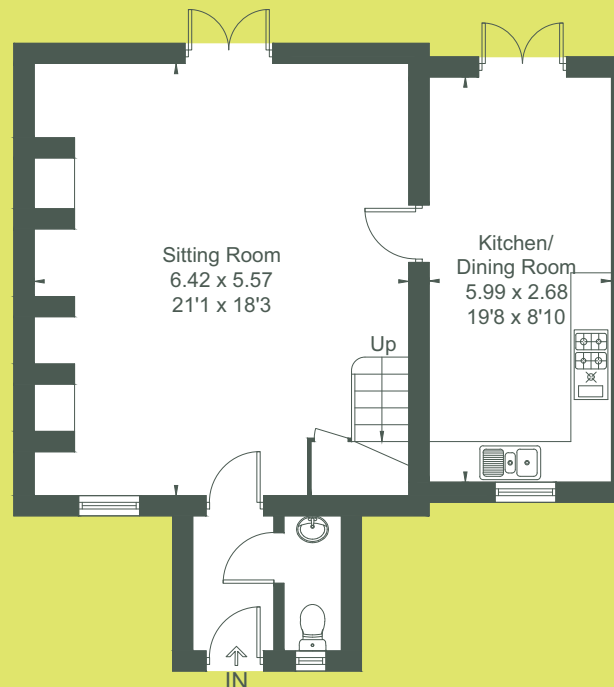
Services: Mains electricity and gas, metered water via Bury Court, shared private septic tank drainage.

Local Authority: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

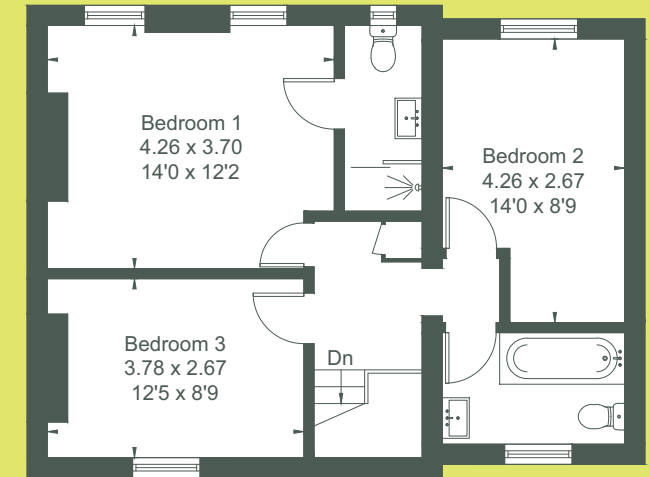
Council Tax: Band C. **EPC:** C73.

Viewing strictly by appointment.

Approximate Area = 112.4 sq m / 1210 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 324567

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.

BCM Wilson Hill Ltd 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. Plans and maps should be treated as a guide only.

Details and photographs dated September 2023

