



**A BRILLIANTLY CHARMING COTTAGE, WITH PLANNING
IN PLACE, SET WITHIN IDYLIC COUNTRYSIDE**

2 BAILEYS COTTAGES, BENTLEY, FARNHAM, SURREY

savills

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Entrance hall ♦ living room ♦ downstairs cloakroom ♦ kitchen/diner ♦ utility room ♦ 4 bedrooms ♦ family bathroom ♦ garden ♦ garden store and studio/summer house and planning permission allowing for a new utility room and en suite bathroom and single garage

Directions

From Farnham proceed along West Street to the A31. At the Wrecclesham roundabout take the 3rd exit south towards Alton and Winchester. After about 1 mile, keep in the right hand lane and cross over the central reservation at The Bull Inn. Follow Gravel Hill Road for approximately 1.2 miles until you reach a cross roads. Turn right into a lane where 2 Baileys Farm shall be on your right.

Situation

Bentley 0.5 miles (0.80 km), Farnham Town Centre 4.6 miles (7.40 km), Farnham Station 5 miles (8.04 km), Alton 6 miles (9.65 km), M3 (Junction 5) 9.4 miles (15.12 km), Basingstoke 14.2 miles (22.85 km). All distances are approximate.

The popular village of Bentley has a variety of amenities, including a village shop/Post Office, school, church, doctors surgery and a public house. The Georgian market town of Farnham offers a good selection of shopping and recreational facilities whilst the county town of Guildford is also within easy reach. There are mainline stations at Bentley (from 1 hour) and Farnham (from 53 minutes) both providing a regular direct train service to London Waterloo. The A3, M3 (Junc 4) provide fast access to the M25 and national motorway network as well as Heathrow, Gatwick and Southampton airports. The surrounding area offers some wonderful walking and riding opportunities with Alice Holt Forest and the River Wey nearby. There are a number of good schools in the area including Bentley Village School, Frensham Heights and Lord Wandsworth College.

House Description

2 Baileys Farm is a charming semi-detached family house situated in a super position away from through traffic adjoining open countryside. The accommodation is bright and well laid-out with the ground floor comprising an entrance hall, downstairs cloakroom, large sitting room with feature fireplace and the bay window. There is a kitchen/diner with doors straight out on to the garden terrace and a handy utility room. Upstairs accommodates the family bathroom, and four bedrooms.



Gardens And Grounds

From the front garden path, the garden wraps around the front and side of the cottage leading to the rear private garden, where there is a terraced decking area and generous garden which is mainly laid to lawn with some beautifully mature borders and trees with unencumbered views across open countryside.

Additional Information

Tenure: Freehold.

Services: Gas central heating. All mains services.

Planning Permission: Planning permission has been granted on 28th February 2018 for a two storey side extension and single garage. Ref: 57540/001

Postal Address: 2 Baileys Cottages, Bentley, Farnham, Surrey, GU10 5JW

Local Authority: East Hampshire Council. 01730 266551

Fixtures & Fittings

All fitted carpets are included. Certain curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills

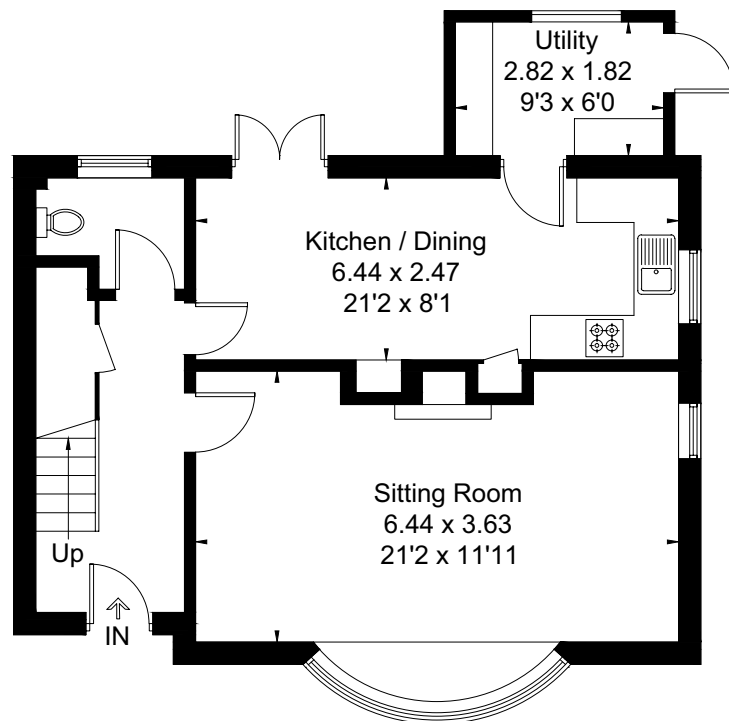


FLOORPLANS

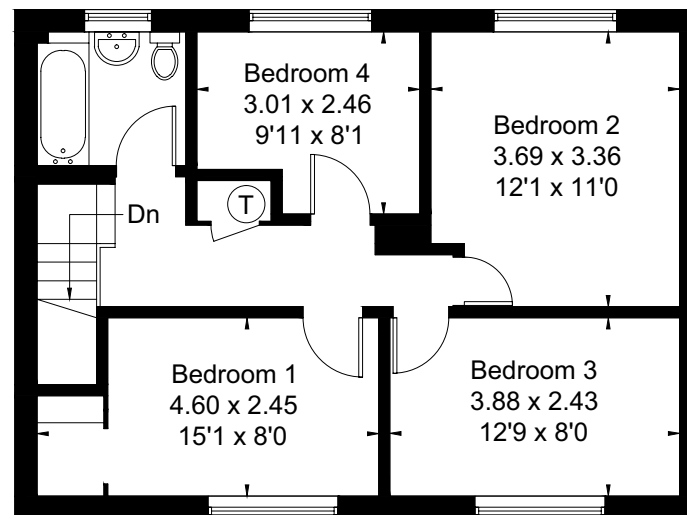
Gross Internal Area (approx) = 113.4 sq m / 1221 sq ft

Outbuilding = 18.2 sq m / 196 sq ft

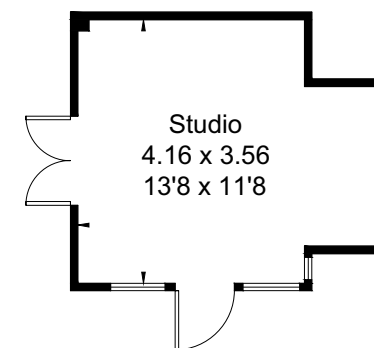
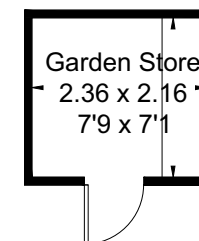
Total = 131.6 sq m / 1417 sq ft



Ground Floor



First Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

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