Semi-detached family house in sought after village

Eggars Field, Bentley, Hampshire GU10 5LD

Freehold

savills

Sitting/dining room • Conservatory • Kitchen • Three bedrooms • Family bathroom • Garage • Scope for updating/enlargement • South facing garden

Local information
Bentley Station 1.4 miles, Farnham Town Centre 4.8 miles, Farnham Station 5 miles, London 46.9 miles. All distances are approximate.

The popular village of Bentley has a variety of amenities, including a village shop/Post Office, school, church, doctor's 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 a number of good schools in the area including Bentley Village School, Frensham Heights and Lord Wandsworth College.
There are mainline stations providing a regular direct train service to London Waterloo, at Bentley (from 1 hour) and Farnham (from 53 minutes).
The A31 provides fast access to the M3, M25 and national motorway network as well as Heathrow, Gatwick and Southampton airports. The surrounding rolling Hampshire countryside offers an extensive network of footpaths and bridleways across many miles of beautiful countryside with stunning views.

About this property
17 Eggars Field is a semi-detached family house situated in a sought after position within the village of Bentley, with scope for updating /enlargement subject to the usual planning consents.
The accommodation is bright and well laid-out with the ground floor comprising an entrance hall, sitting room and a conservatory which faces south and provides access out to the garden. The kitchen if fitted with a range of cabinetry and appliances. Upstairs there are three bedrooms served by a family bathroom.

Outside
The property is set back from the road with an area of lawn and a driveway providing space for parking. There is also a garage which has access through to the garden. The garden is south facing, with an area of patio and an area of patio, planted with an array of shrubs and back onto an area of woodland.

Services: All mains services

Tenure
Freehold

Local Authority
East Hampshire District Council
01730 266551

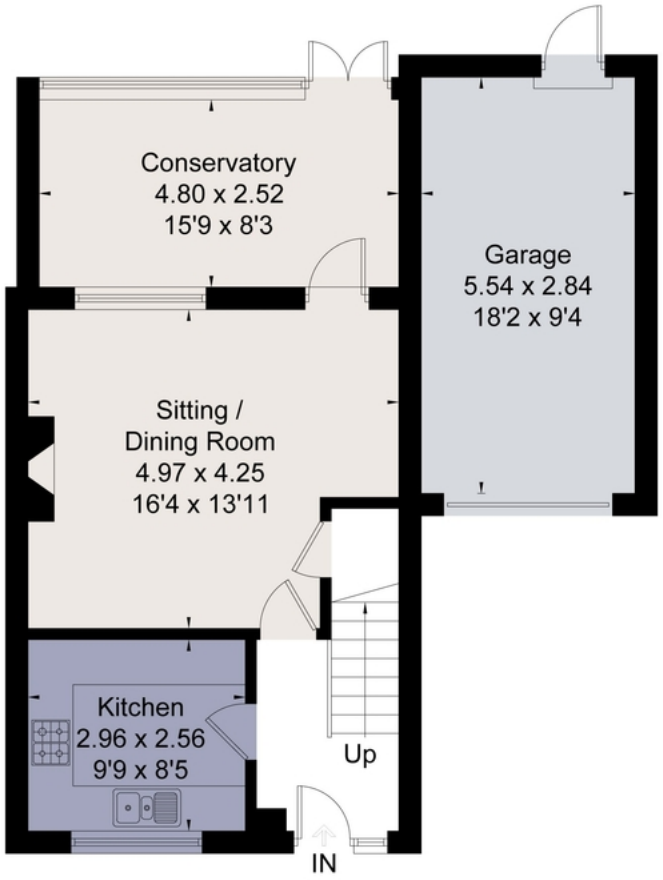
EPC rating = D

Viewing
Strictly by appointment with Savills

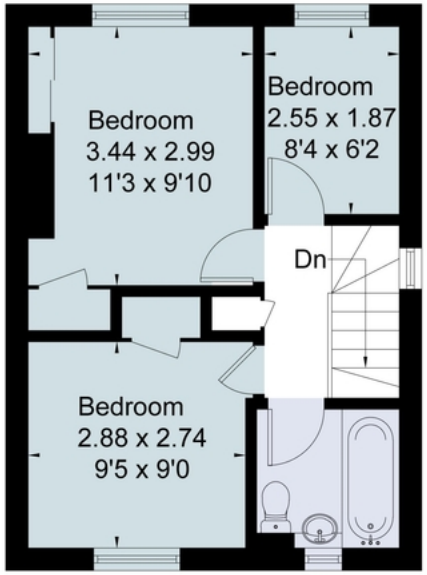
Eggars Field, Bentley, Hampshire GU10 5LD
Gross internal area (approx) 83.2 sq m / 895 sq ft
Outbuildings 15.9 sq m / 171 sq ft
Total 99.1 sq m / 1066 sq ft

Savills Farnham
01252 729000
farnham@savills.com

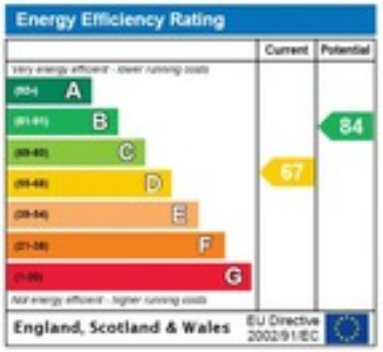
OnTheMarket.com | savills | savills.co.uk



Ground Floor



First Floor



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 242543

Important notice: Savills, their clients and any joint agents give notice that **1:** They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. **2:** Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 91029052 Job ID: 136921 User initials: ca

recycle

100% Paper from well-managed forests FSC® C007990