



## Characterful house in the heart of a sought after village

**The Old Forge, Bentley Farnham GU10 5NF**

Freehold

savills



4 Reception rooms • Family kitchen & utility room • 4 Bedrooms (1 en suite) • Garden with summer house • Gated gravel drive • Double carport with workshop & stores

#### Local information

The popular village of Bentley is situated on the Hampshire/Surrey border within the Conservation Area of the village. The village has a variety of amenities, including a shop/Post Office, school, church, doctors surgery a public house and a train station.

The market towns of Farnham and Alton are close by, offering a wide range of shopping and recreational facilities. Guildford, Winchester and Basingstoke offer a further range.

The mainline stations in Bentley and in Farnham, both providing a regular direct train service to London Waterloo within an hour's journey. The A31 and M3 (Junction 4) provide fast access to the M25 and national motorway network as well as Heathrow, Gatwick and Southampton airports.

There are a number of schools in the area including Bentley Village Primary School, Edgeborough, Frensham Heights, More House and Lord Wandsworth College.

The surrounding area offers some wonderful walking, cycling and riding opportunities, either immediately from the house along foot baths and bridleways, including nearby Alice Holt Forest and along the Shipwrights Way, which is a 50-mile long distance path for walkers, cyclists and horse-riders, linking the towns and villages of East

Hampshire to the beautiful countryside on their doorstep.

The name of this trail reflects the journey of oak grown at Alice Holt to dockyards such as Portsmouth for medieval shipbuilding; the route finishes at Portsmouth Historic Dockyard, home of the famous Mary Rose and HMS Victory.

#### About this property

The Old Forge is a charming property understood, in part, to date from 1756 with later additions which have helped to create a characterful home suited to modern family living.

All around, the exterior of the house has mellow brick and hung tile elevations. The original front of the house is the oldest part and is protected by the local conservation area, however the rest of the property is not listed.

Throughout the property has distinctive period character and is well-presented, with timber floors and doors, exposed beams, flag stone floors.

An open porch with a handsome front door, arrives into a welcoming entrance hall, with cloakroom and storage. The entrance hall leads into an inner reception hall where there are doors leading directly out to the garden.

Enjoying double aspect views out to the driveway and rear countryside views is a study.



A fabulous feature of the ground floor and the most recent addition to the property is the family room set below a lantern roof. There are double doors to the garden and views to the countryside beyond. This room features a modern DRU gas fireplace and built-in surround sound and mood lighting.

Within the original part of the house there is a TV den/snug, with a beautiful inglenook fireplace and a dining room.

The family kitchen is a wonderful room with exposed brick work, timber floors and exposed beams. The kitchen benefits from traditional cabinetry, granite work tops and a gas fired AGA and a central island with breakfast bar seating and a built in oven and induction hob.

Next to the kitchen is a utility room, where there is access to the driveway.

The principal bedroom has a vaulted ceiling with exposed timber frames. The principal bedroom boasts a dressing area and also open to an en suite bathroom with separate shower.

There are a further three double bedrooms, two which have built-in wardrobes and a family bathroom with separate shower.

All the bedrooms enjoy views out across the garden and Hampshire countryside beyond.

Outside, The Old Forge is accessed via a five bar gate to a gravelled driveway providing parking and turning in front of the double car port and workshop and generous log store.

The Garden is mainly to the rear and side of the property with a paved terrace and a generous level lawn, with flower beds, vegetable garden, garden shed.

There is a substantial summer house with electric connected. The garden is edged with hedging and mature trees.

Services: All mains services.

**Tenure**

Freehold

**Local Authority**

East Hampshire District Council

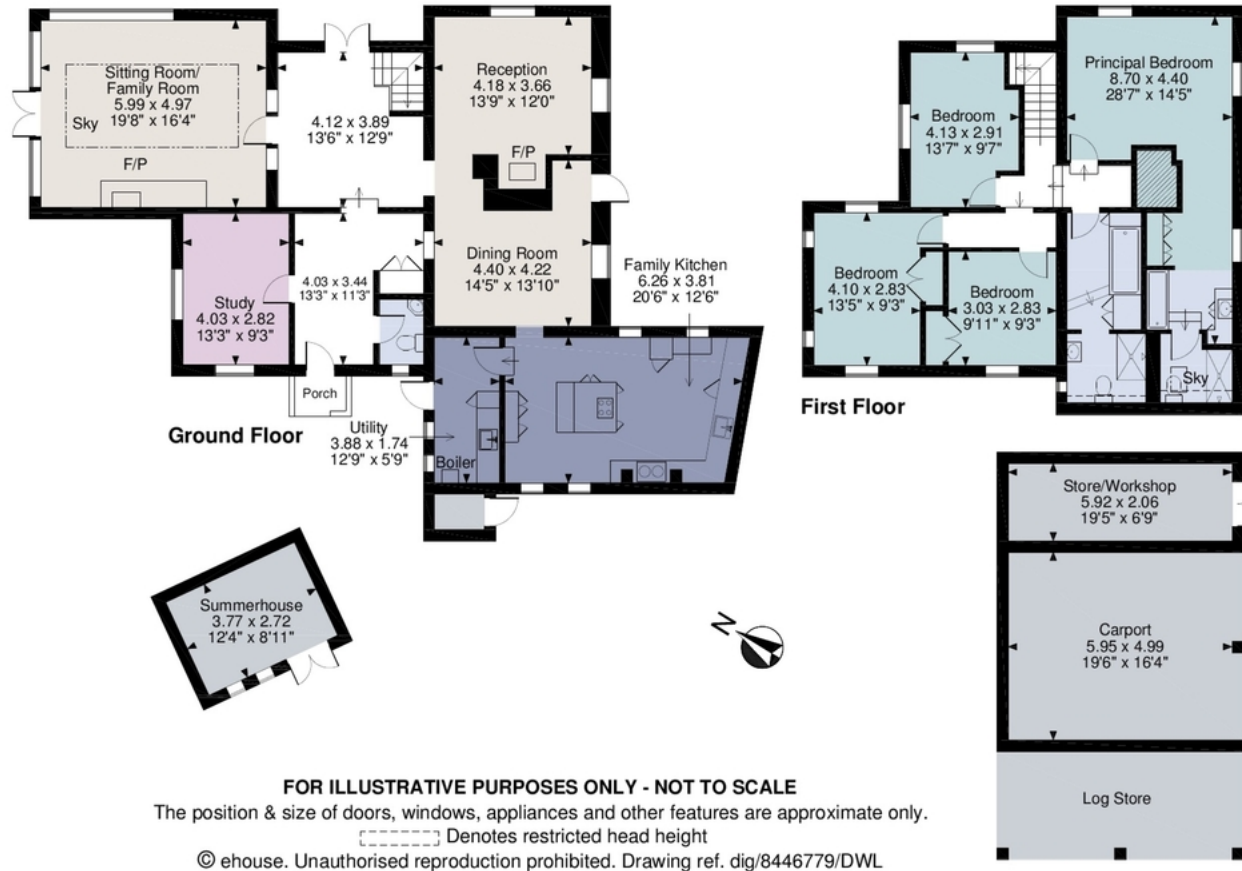
**Viewing**

Strictly by appointment with Savills





Main House gross internal area = 2,471 sq ft / 230 sq m  
Carport & Store/Workshop gross internal area = 471 sq ft / 44 sq m  
Summerhouse gross internal area = 110 sq ft / 10 sq m  
Quoted Area Excludes 'External Room & Log Store'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		56	70
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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