



Ideally located spacious detached family house

**Station Road, Bentley, Surrey, GU10 5JZ**

Freehold





Sitting Room • Family kitchen and utility room • Study  
 • 4 Bedrooms (1 en suite) • Family bathroom • Garden,  
 summer house with bar • Driveway and integral garage  
 • 100m from Bentley Station

#### 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 paths and bridleways, including nearby Alice Holt Forest.

#### About this property

Station Lodge is an attractive detached property that has been enjoyed by the current owners for 20 years. The accommodation is light and airy and has well-proportioned rooms.

On the ground floor there is a welcoming entrance hall and

cloakroom. The sitting room has a decorative fireplace and bay window as well as French doors out to the rear garden. There is also a study. The family kitchen is a bright room with French doors out to the rear garden, a dining area at one end and breakfast bar seating around a kitchen island. The kitchen is fitted with cabinets in a traditional style with granite work tops, butlers sink and range cooker. Neighbouring the kitchen is utility/laundry room with access to the garden. The first floor landing is generous in size. There are four well-proportioned double bedrooms, all with built in wardrobes and the principal bedroom has an ensuite. Via one bedroom is an excellent walk in storage room or potential fifth bedroom.

Outside, a wide driveway provides ample parking and access to the integral garage. To the rear is a terrace with summer house with a bar and a level lawn and a garden shed. The garden is enclosed on all sides, by fencing and landscaped established flower beds making it very private.

Services: All mains services.

#### Tenure

Freehold

#### Local Authority

East Hampshire

EPC rating = E

#### Viewing

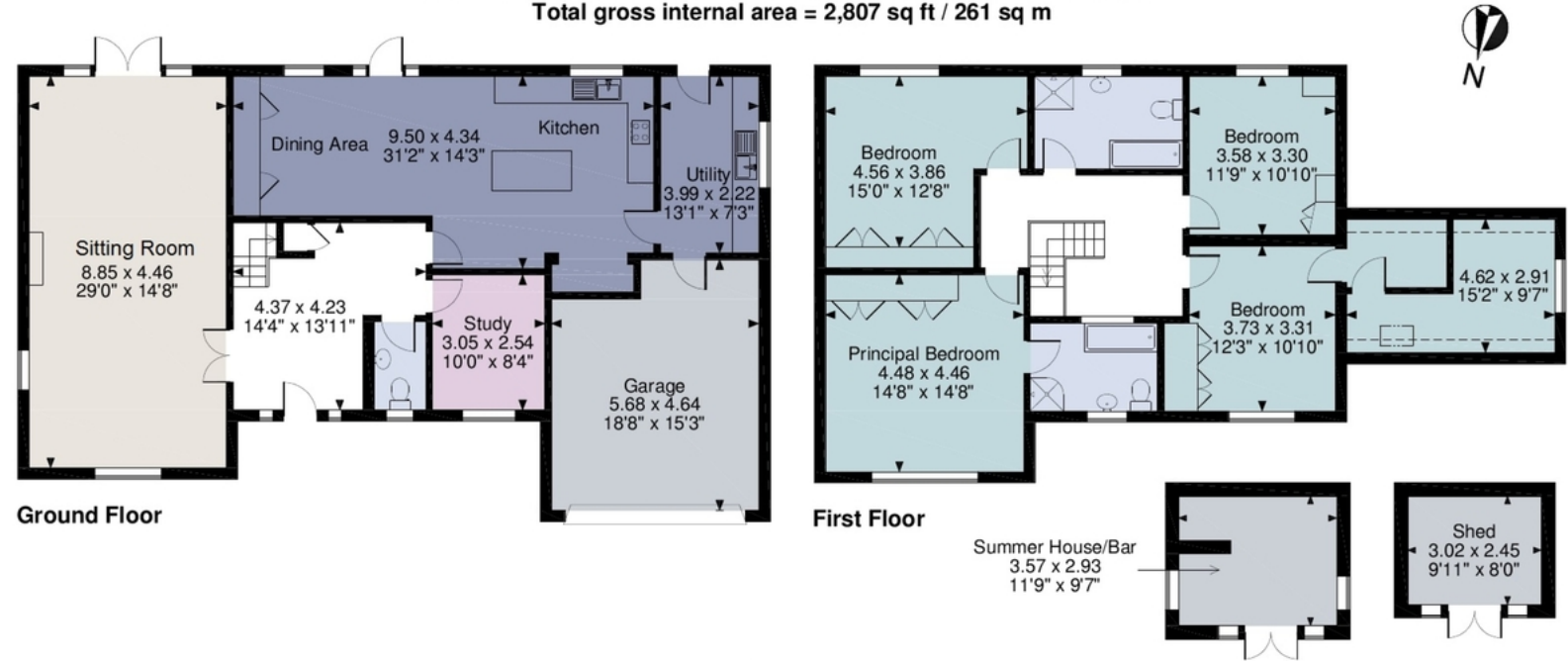
Strictly by appointment with Savills







Main House gross internal area = 2,348 sq ft / 218 sq m  
Garage gross internal area = 266 sq ft / 25 sq m  
Summer House/Bar & Shed gross internal area = 193 sq ft / 18 sq m  
Total gross internal area = 2,807 sq ft / 261 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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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