



Characterful & well-presented cottage with countryside views

East Green Cottages, Bentley, Farnham, Surrey, GU10

Freehold

savills

Rural, period charm • Sitting Room • Dining Room • Modern kitchen • 4 Double Bedrooms (2 en Suite) • South east facing garden with summer house • Driveways & detached garage

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.

The mainline stations in Bentley and in Farnham, both providing a regular direct train service to London Waterloo (within an hour).

The A31 and M3 (Junction 4) provide fast access to the M25 and national motorway network and Heathrow, Gatwick and South Hampton airports.

There are a number of schools in the area including Bentley Village Primary School, Eggars Secondary School in Alton, Edgeborough, Frensham Heights in Frensham and Lord Wandsworth College Long Sutton.

The surrounding area offers some wonderful walking, cycling and riding opportunities, either immediately from the house along footpaths and bridleways and also in nearby Alice Holt Forest.

About this property

East Green Cottages occupies a wonderful rural position with Hampshire countryside views all around. This is an attractive cottage with tile hung elevations, understood to have been

originally built in the 1800s and later extended whilst retaining an abundance of character including exposed oak beams and feature bricks wall, oak and limestone floors and oak framed windows. Combined with neutral interiors, the cottage is well presented throughout.

The ground floor comprises a sitting room with wooden flooring, feature brick fireplace and log burner and bi-fold doors providing access to the garden and endless views of the garden and fields beyond. There is also a dining room.

There is an excellent modern shaker styled kitchen with granite and timber work surfaces, range oven, integrated appliances and an island with breakfast bar seating. There are double doors and a set of bi-fold doors on the south and east side of the kitchen providing a great amount of natural light and access to the garden, allowing a wonderful flow between inside and out in the warmer months.

A utility space and cloakroom complete the ground floor accommodation.

The first floor accommodates a principal bedroom with a characterful vaulted ceiling and an en suite bathroom. The second bedroom is also en suite. There are two further bedrooms served by a family bathroom. Each of the bathrooms are well-presented and appointed.





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Gross Internal Area 2128 sq ft, 197.7 sq m
Garage 370 sq ft, 34.4 sq m
Summer House 49 sq ft, 4.6 sq m
Total 2547 sq ft / 236.7 sq m

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For identification only. Not to scale.
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Outside, the front boundary is enclosed by a post and rail fence and established hedging and benefits from two gravelled areas for parking, one which leads round to the rear of the property and gives access to the detached garage.

To the rear is a largely level garden, landscaped to include two areas of terrace that overlook a generous lawn toward the boundary and countryside beyond. Within the garden is a pretty summer house, collection of trees and established planting.

Services; Mains electricity. Private water and drainage. Oil fired central heating

Agents Note; The property benefits from planning permission for a single storey side extension/oak framed orangery Ref; 32828/005

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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