



RUSSELL HOUSE

BENTWORTH • ALTON • HAMPSHIRE





Winchester 17 miles • Alresford 8 miles • Basingstoke 10 miles (distances and times approximate)

RUSSELL HOUSE

BENTWORTH • ALTON • HAMPSHIRE • GU34 5RB

A HANDSOME GEORGIAN INSPIRED FAMILY HOUSE SITUATED ON THE EDGE OF THE VILLAGE
WITH STUNNING SOUTHERLY VIEWS

ACCOMMODATION

Reception hall • Drawing room • Library • Kitchen/dining room • Utility • Scullery • Cellar • Cloakroom
Master bedroom with superb adjoining bathroom • Guest bedroom with adjoining bathroom • 2 further double bedrooms • Shower room

Large area of off-road parking • Gates through brick pillars leading to rear garden
Stunning views over adjoining countryside • Fabulous gardens with mature yew hedgerows • Large level area for tennis court • Garage

In all about 1.43 acres

EPC = E



Savills Winchester

1 Jewry Street, Winchester,
SO23 8RZ
smoore@savills.com
01962 841 842



SITUATION

Russell House is set in a good position with superb southerly views on the edge of the attractive village of Bentworth. The village is on the edge of the renowned Candover Valley which has an unusually large number of beautiful country houses. Bentworth itself has the 12th century parish church of St Mary's, primary school, two pubs The Star Inn and The Sun Inn. There are more extensive shopping facilities at both Basingstoke 10 miles, Winchester 20 miles and good access to London and the national motorway network for the M3 at junction 6 within 9 miles and the A303 to the west.

Regular fast train service runs from Basingstoke station to London Waterloo, the journey taking approximately 45 minutes. Alternatively, Alton station (5 miles) has a direct South West Train service to London Waterloo for approximately 75 minutes.

DESCRIPTION

Russell house is a superb detached Georgian style family house

situated on the edge of the village with superb far-reaching views over open countryside. The property benefits from a wonderfully wide frontage to the village lane and is approached over a gravel driveway which runs across the front of the property and down one side, providing parking and turning areas and leading onto the double gates which in turn take you through to the rear gardens.

The accommodation is approached through a welcoming reception hall, leads onto a large drawing room with the door out onto the rear terrace. The second reception room, the library could also be used as a television room. There is a beautifully fitted kitchen/dining room with a range of bespoke units with central island with marble work surface, fitted appliances including a large range with aluminium hood over and also a fitted AGA, double doors lead onto the rear terrace and door to the utility room. Separate scullery and a cloakroom completes the ground floor accommodation.

On the first floor is a wonderful master bedroom suite running the

width of the house. A large bedroom with views over the rear gardens and countryside beyond, and an opening that leads through to a wonderful large adjoining bathroom with a twin hand basin unit, underfloor heating and separate walk-in shower with bench and steam room function. A spiral staircase leads down from the master bedroom to the kitchen/dining area. There is a guest suite with adjoining bathroom, two further bedrooms and a family shower room.

OUTSIDE

The property is approached over a gravelled driveway which provides significant parking and turning areas both in front of the house and to one side, with double gates between brick pillars leading through to the rear garden.

Extensive terrace runs the width of the property with views over the gardens to the fields beyond. The formal gardens are extensive with beautiful yew hedgerows creating rooms within the garden.



Beyond the formal gardens is a large level area perfect for football games, or indeed potentially for a tennis court, and beyond this is a superb spot for evening drinks where the current owners currently have a large table.

To the eastern side of the property a large gravelled area joins the garage which is currently fenced off from the front of the property and used for storage.

ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains water, drainage and electricity.

OUTGOINGS

Council Tax: Band G.

POSTCODE

GU34 5RB

LOCAL AUTHORITY

East Hampshire District Council. Tel. (01730) 266551

ENERGY PERFORMANCE

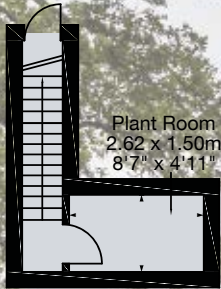
A copy of the full Energy Performance Certificates are available on request.

VIEWING

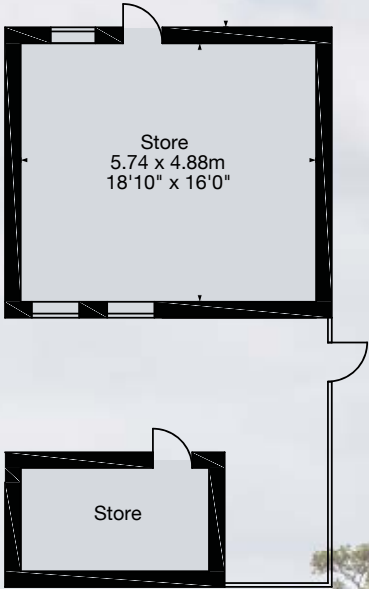
Strictly by appointment with Savills.



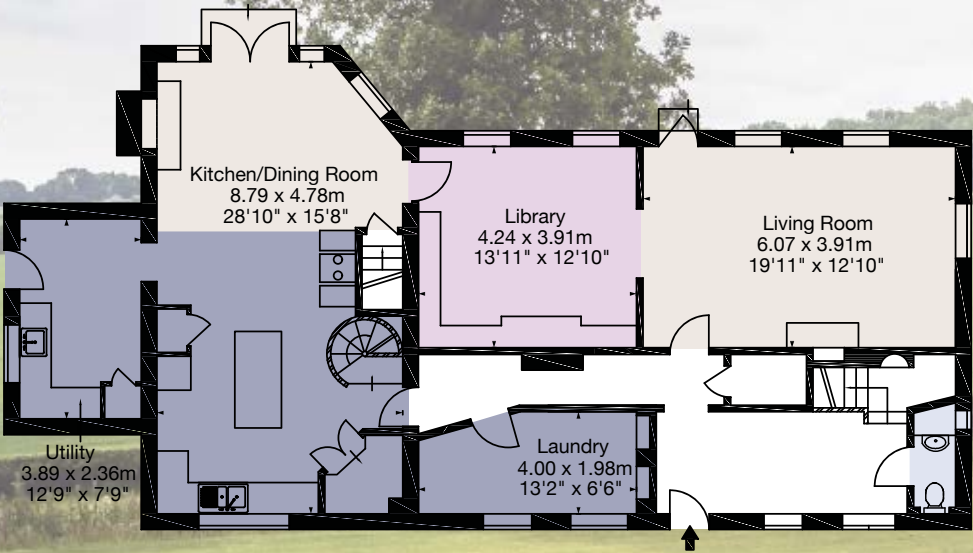
Russell House, Bentworth, Alton, Hampshire GU34 5RB
Gross internal area (approx)
Main House 253 sq m/2,723 sq ft
Stores 36 sq m/389 sq ft
Total Area 289 sq m/3,112 sq ft



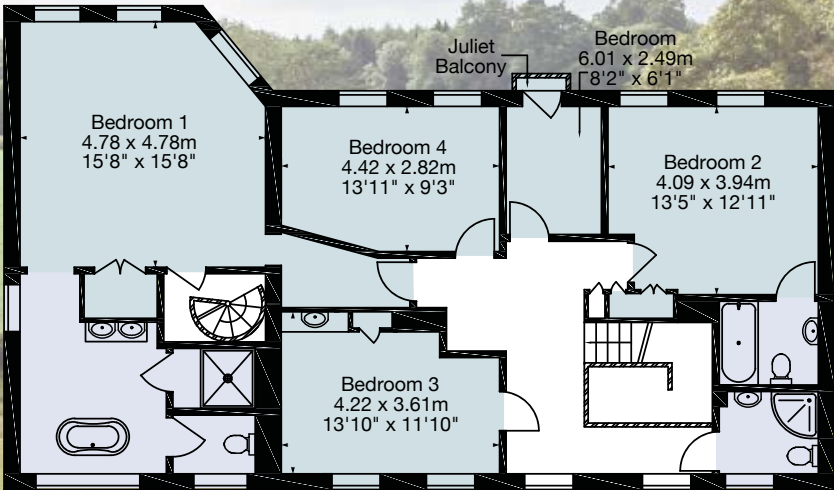
Cellar



Store Yard



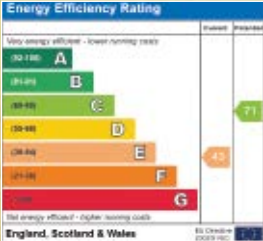
Ground Floor



First Floor

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. 20201106SM.





SAVILLS.CO.UK