



10

Bury Court Cottages, Bentley, Farnham, GU10 5LZ

TO LET  
£725,000





# 10

## Bury Court Cottages, Bentley, Farnham, GU10 5LZ

A stunning semi-detached cottage recently extended and modernised set in an unspoilt rural location.

### THE PROPERTY

10 Bury Court Cottages is a stunning semi-detached cottage set in an unspoilt rural location. The cottage has been recently extended and modernised to a high standard. Entered via a porch with cloakroom, into a light and spacious sitting room featuring two character fireplaces and French doors opening out onto the terrace and garden beyond. A newly fitted and bright kitchen / breakfast room also has access onto the garden, ideal for entertaining. Upstairs there are three double bedrooms, a family bathroom and the main bedroom has an en suite shower room. All rooms boast lovely views over the surrounding countryside and farmland.

### LOCATION

The village of Bentley is well located between Alton and

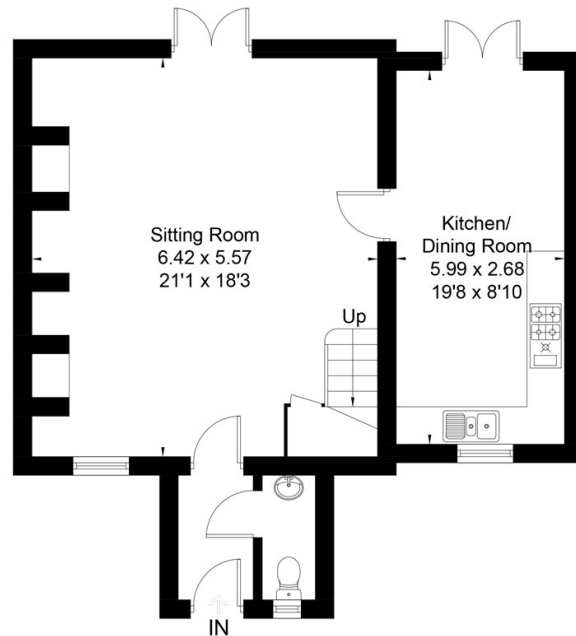
Farnham with handy access to the A31 and yet part of an unspoilt rural landscape that has remained largely unaltered over many centuries. Bury Court Cottages are positioned about 0.5 of a mile outside of the village, in an elevated setting with a south facing rear aspect. The village has an active community with local amenities including a village shop, pub, Primary School (rated outstanding by Ofsted), local train station, sports clubs, village hall and Church.

The extensive network of local lanes, footpaths and bridleways provide amazing walks (including the Pilgrims Way passing through the village) and cycling routes, ideal for any country / outdoor enthusiasts. The A31 is within a mile and provides good regional transport links to Guildford and Winchester.

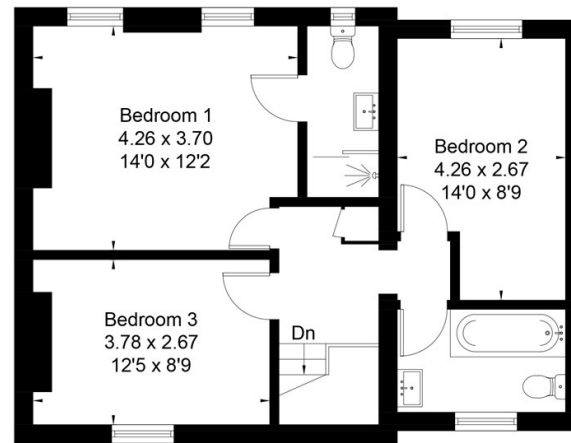
### OUTSIDE



Approximate Area = 112.4 sq m / 1210 sq ft

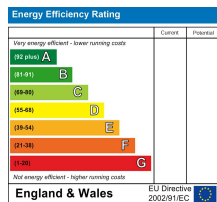


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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To the front of the house there is a lawned front garden and gravel driveway leading up to the front door. The second part of the garden is to the rear with a south facing terrace and lawn that gently slopes away from the house leading to a level seating area and orchard. There is off-road parking to the front of the house. A footpath provides direct local walking over the neighbouring farmland and also connects to the Pilgrims Way. In all the garden and grounds are about 0.15 of an acre (0.06 ha).

**Winchester**

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