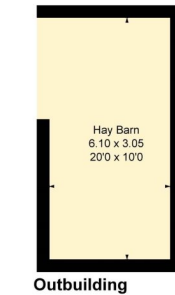


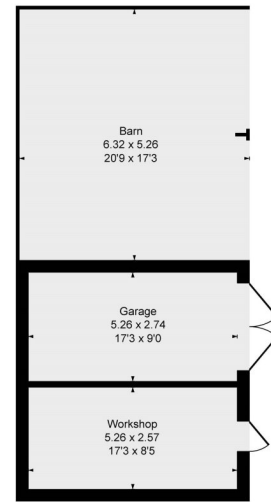
Well Lane GU35
 Approximate Gross Internal Floor Area = 196.7 sq m / 2118 sq ft
 Garage Area = 28.7 sq m / 309 sq ft
 Outbuilding Area = 69.3 sq m / 746 sq ft
 Total Area = 294.7 sq m / 3173 sq ft



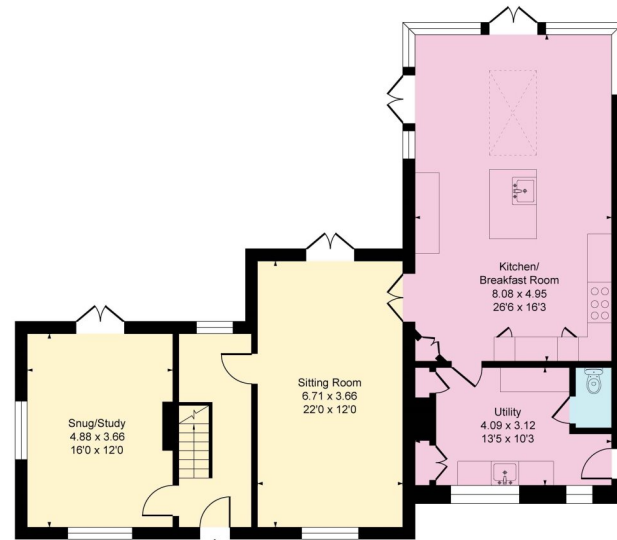
First Floor



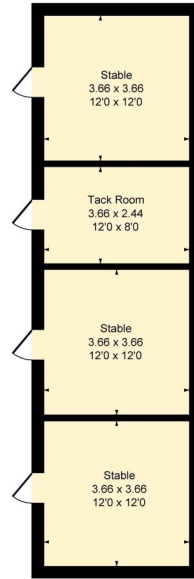
Outbuilding



Garage



Ground Floor



Outbuilding

Illustration for identification purposes only, not in scale



Well Lane, Bentworth, GU34

Guide Price £1,750,000

A charming 1930s house, set within delightful grounds and gardens of 7 acres, with equestrian facilities and a detached barn.

Tel 01252 733042
 Email Farnham@winkworth.co.uk
 99 West Street, Farnham, GU9 7EN

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ACCOMMODATION

Charming house set in approximately 7 acres

Total 3173 sq. ft.

Equestrian facilities

Sand School, Stables, Hay Barn and Tack Room

Three bathrooms

Vaulted kitchen/breakfast room and large utility room

Detached barn, garage and workshop

Woodland

Incredible views



DESCRIPTION

An attractive home located in a wonderful semi-rural position in grounds of approximately 7 acres. The home is presented in immaculate order and has been extended and remodelled by the present owners.

Mole End is a substantial family home offering versatile accommodation and an abundance of period features including exposed beams and feature fireplaces. The ground floor comprises inviting entrance hallway, double aspect sitting room with exposed beams and wood burning stove, triple aspect snug/study with wood burning stove and French doors to rear patio. The impressive 'hub of the home' kitchen/breakfast room is fitted with Shaker style cabinetry, topped with granite, and features a 4-door Aga oven, large kitchen island, floor to ceiling Oak windows, underfloor heating and sky lantern. A utility/boot room and cloakroom adjoin the kitchen on one side, with suitable access to the side and front driveway.

On the first floor there are three double bedrooms, with the principal bedroom having an en suite with walk in shower and generous separate dressing room. There is a further guest bedroom has the benefit of an en suite shower room and built-in wardrobes, double bedroom with walk in wardrobe, family bathroom.

The property is approached via a 5-bar wooden gate onto a sweeping gravelled driveway providing ample space for several vehicles. There is a large detached barn with garage and workshop, pretty front garden with mature bedding and shrubbery.

The gardens wraps around both side sides of house and is thoughtfully laid out into sections of formal garden and terracing with herbaceous borders and a varied selection of mature trees and shrubs. A large patio area is positioned to the rear of the kitchen/breakfast room. Post and rail fencing separates the formal garden from the paddocks. There is also a wonderful private woodland with a mixture of wild flowers. Of particular note there are three sets of stables and tack room, hay barn and newly built sand school. In total there are approximately 7 acres of gardens and grounds.



LOCATION

The village of Bentworth lies about 3 miles to the East of Alton, just off the A339. The village has two public houses, the Star Inn and the Sun Inn; a primary school and its own cricket club.

The Georgian market town of Alton has a wide range of shopping facilities including Waitrose and Marks & Spencer, together with good road links to the M3 and the A31 for Farnham, Guildford and Winchester. Alton offers an excellent choice of primary and secondary schools and a further education college. There is a sports complex with swimming pool and a mainline rail station (feeding directly to London Waterloo).

LOCAL AUTHORITY

Hampshire County Council, Winchester

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	