

# 1 CROCKS FARM COTTAGES

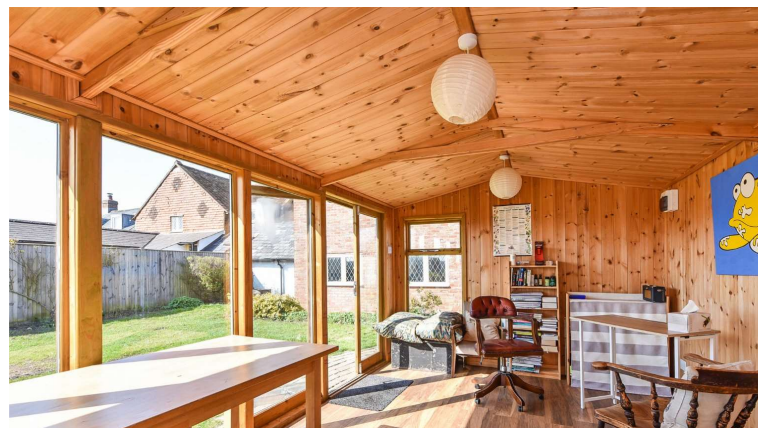
BENTLEY, FARNHAM, HAMPSHIRE, GU10 5NH

3 BEDROOMS | 2 BATH/SHOWER ROOMS

**£650,000** (Guide Price) Freehold

- Grade II Listed cottage
- Character features
- Three bedrooms
- Two bath/shower rooms
- Sitting room
- Kitchen/diner
- Utility room
- Ample parking
- Countryside views
- Good sized gardens

 **homes**  
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A rare opportunity to purchase a beautiful Grade 11 listed semi-detached property set amidst open countryside in the popular village of Bentley, approached via five bar gates and a gravel driveway offering parking for several cars.

At ground floor level a porch leads into the spacious timbered living room and useful office area to the side. The living room with an exposed brick inglenook fireplace, log burning stove and natural stone flooring moves into to a good sized kitchen/diner featuring wooden work tops and leaded windows at the rear, with a separate handy utility space and side door. Completing the picture at ground floor level is a shower room/w.c. with large shower enclosure and heated towel rail. Upstairs a timbered landing leads to the three bedrooms - the main bedroom being a very good size with double height ceiling and expansive views of the fields and hillside beyond, and family bathroom. To the front of the property is the parking and a timber outbuilding sits in front of the gated entrance, behind which is a generous area of lawn with a raised pond set to the side of the gravel pathway that leads around to the expansive south facing rear gardens. The rear lawn extends out to the field beyond and features various outbuildings; including a greenhouse and most notably a stunning summerhouse with French doors and full glazed panels along its length.

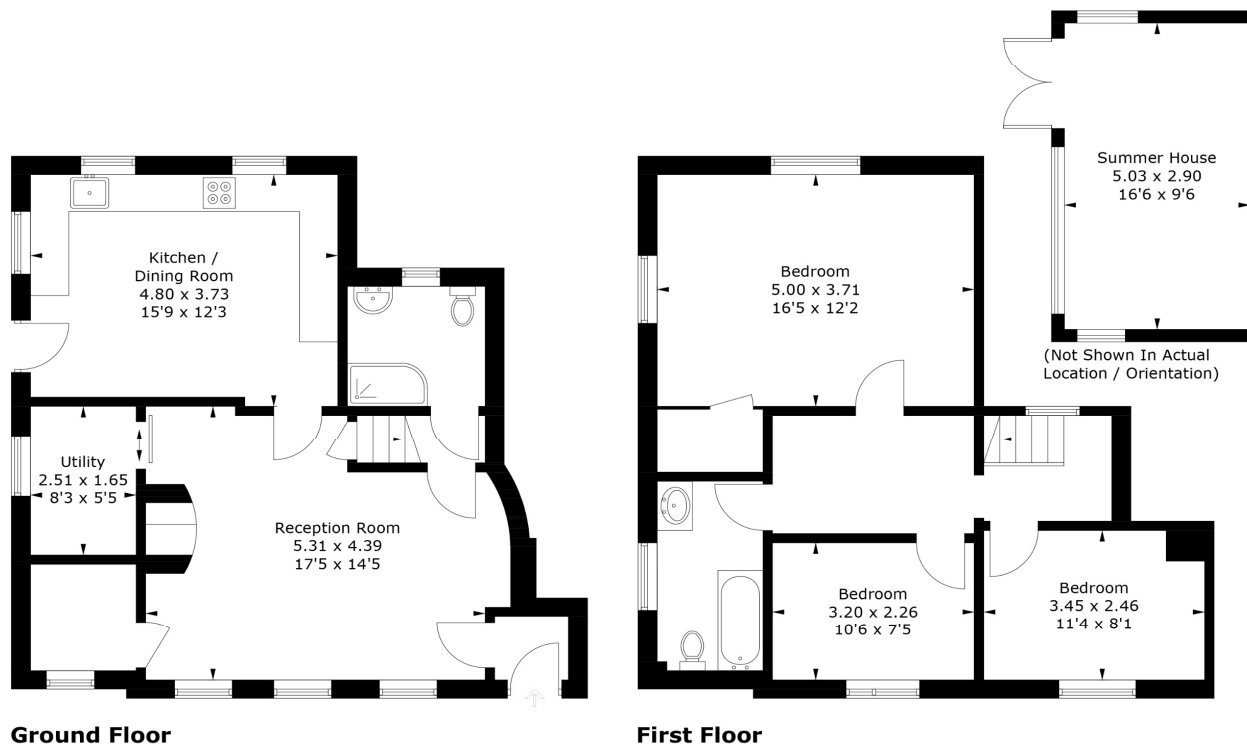
## Floorplan

### Bentley, GU10

Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft

Summer House = 14.6 sq m / 157 sq ft

Total = 125.0 sq m / 1345 sq ft



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID844680)

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