



Plot 7, 8 and 9 Holmes Field Court Bentley, Hampshire

STRUTT & PARKER

Plot 7, 8 and 9 Holmes Field Court

Bentley, Hampshire, GU10 5DF

An imaginative conversion of former oasts creating three four bedroom houses within a unique courtyard setting

Farnham 4 miles, Alton 5 miles, Odilham 6 miles, Bentley mainline station 1 mile (London Waterloo 60 minutes), A31 0.5 miles, M3 (Junction 5) 8 miles

Plot 7

Entrance hall | Sitting room | Conservatory
Kitchen | Cloakroom | Main bedroom with en-suite bathroom | Balcony | Second bedroom with en-suite shower room | Two further bedrooms
Family bathroom | Store room | 3 Parking spaces
Landscaped garden | EPC band B

Plot 8

Entrance hall | Sitting room | Conservatory
Kitchen | Cloakroom | Main bedroom with en-suite bathroom | Balcony | Second bedroom with en-suite shower room | Two further bedrooms
Family bathroom | Garage | Parking
Office/Guest room with en-suite shower room
Landscaped garden | EPC band B

Plot 9

Entrance Hall | Kitchen | Dining Room
Sitting Room | Conservatory | Spacious landing
Master Bedroom with en-suite bathroom | Balcony
Second bedroom with en-suite bathroom
2 Further Bedrooms | Family bathroom | Garage
Parking | Landscaped garden | EPC band B

The property

Holmes Field Court is a unique development of nine courtyard properties, a mixture of new build and oast house conversions situated within the village of Bentley. The properties are being developed as a joint venture between established local developers, Compton Homes, Forays and Raw Element.

Plots 7, 8 & 9 have been cleverly converted from a former oast house to create a terrace of three four bedroom houses with accommodation arranged over 3 floors. The design of the conversion benefits from the ancient cross beams between the floors and fine vaulted bedrooms on the second floor whilst offering the benefits of current technology and living standards. They have been restored with a high specification including under floor heating (ground floor only), whole house ventilation (using sustainable heat recovery system), oak internal doors with chrome fittings, wired for CAT 5 and Sky + TV, fully fitted kitchen with stone work surfaces and Siemens appliances, quality ceramic tiling, pre-finished timber double glazed windows and doors and complete floor coverings throughout.

Location

The popular village of Bentley is situated between Farnham and Alton close to the Hampshire/Surrey border. Amenities within the village include a shop/post office, primary school, sports ground, village hall, a lovely old church, public house and a mainline station with a scheduled service to London Waterloo. The larger towns of Alton and Farnham are within easy driving distance via the A31 and have extensive shopping, recreational and educational facilities.





General

Local Authority: East Hampshire District Council (01730 266551).

Services: Connected to all mains services.

Directions

From Odiham turn into King Street and continue for just under 2 miles to the T-junction. Turn left continuing through Well passing The Chequers Pub and an old well on the left and proceed for a few miles to the crossroads. Turn right signposted to Bentley and proceed down the hill into the village. At the crossroads by the Memorial Hall turn right where the entrance to Holmes Field Court will be found on the right hand side on the Western edge of the village.

Agent's Note: The photographs are a representative selection across all 3 houses showing the general interior style.



Odiham

82 High St, Odiham, Hampshire RG29 1LP

01256 702892

odiham@struttandparker.com
struttandparker.com

Farnham

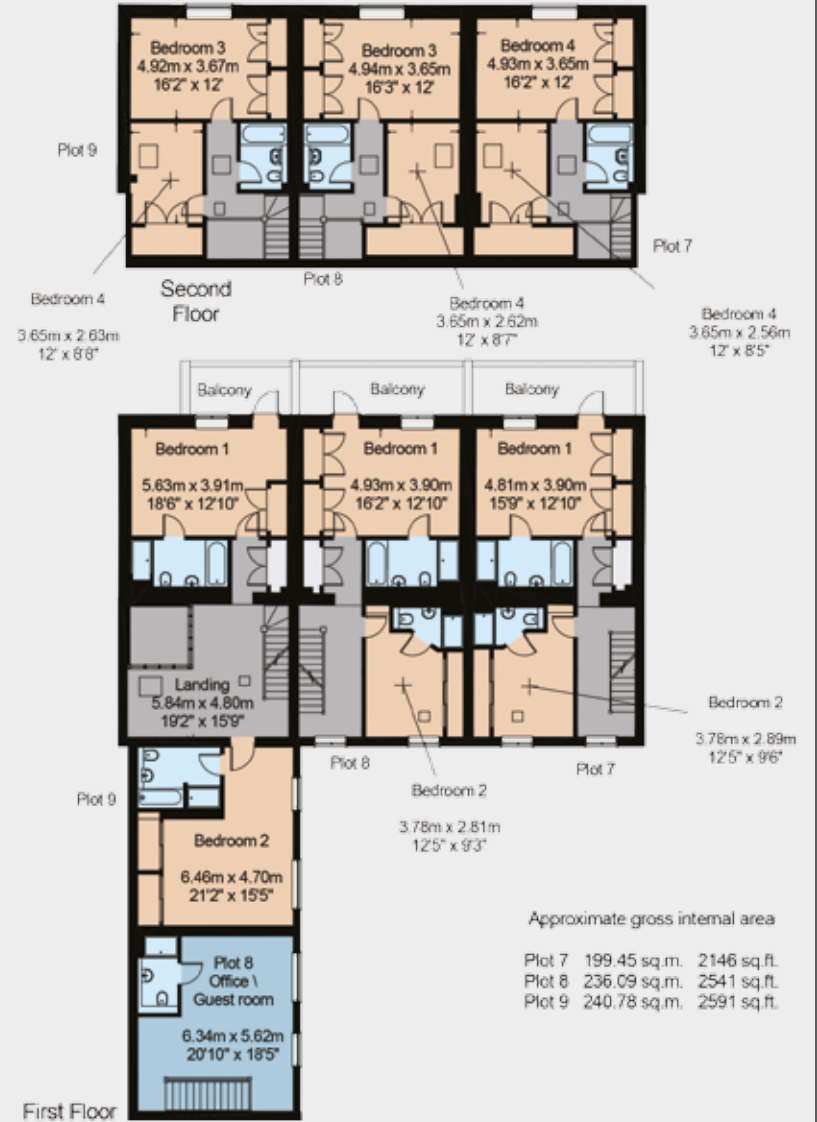
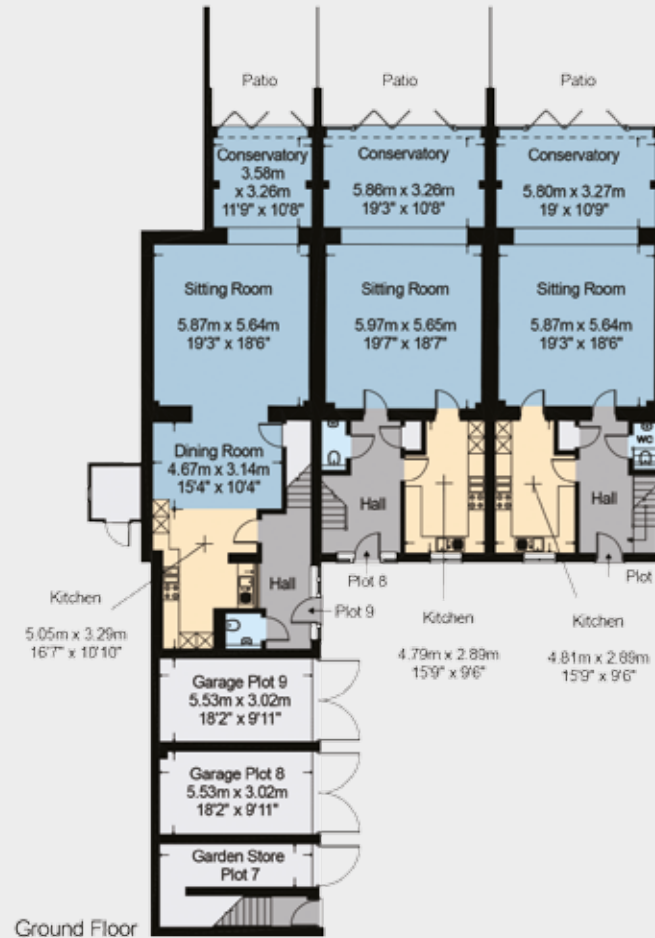
37 Downing Street, Farnham, Surrey GU9 7PH

01252 821102

farnham@struttandparker.com
struttandparker.com

52 offices across England and Scotland,
including 10 offices in Central London

Plots 7, 8 & 9, Holmes Field Court, Bentley.



Approximate gross internal area

Plot 7	199.45 sq.m.	2146 sq.ft.
Plot 8	236.09 sq.m.	2541 sq.ft.
Plot 9	240.78 sq.m.	2591 sq.ft.

IMPORTANT NOTICE

Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2015. Particulars prepared September 2015.

Printed by Ravensworth B3364231/09/2015