



Southview Cottages, London Road, Bentley, Farnham, Surrey

Price Guide £360,000

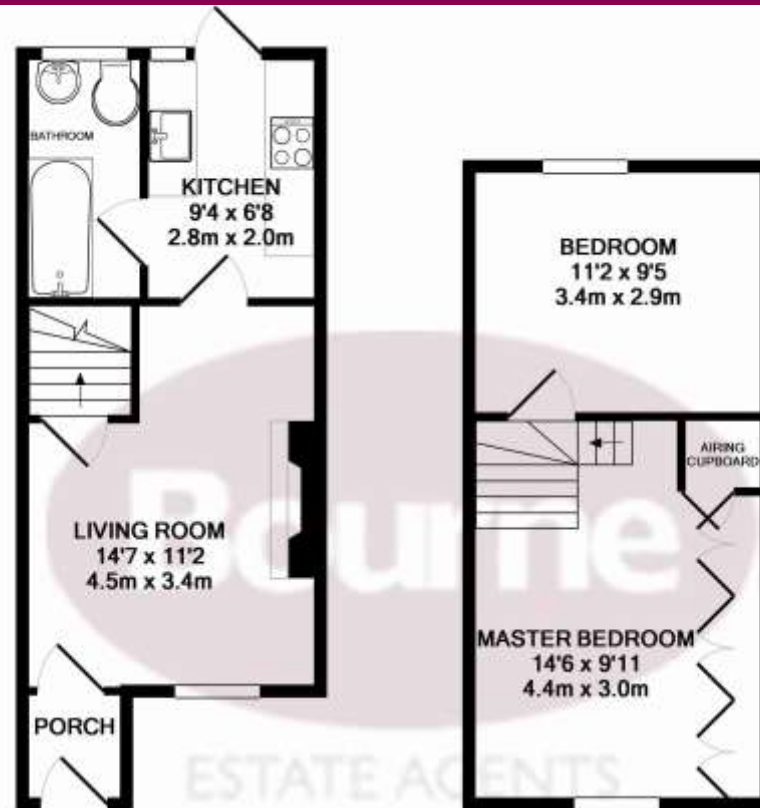
Southview Cottages, London Road, Bentley, Farnham, Surrey

A truly charming two bedroom cottage located in the heart of this quintessential village and presented with no onward chain.

- Stunning period features
- Highly requested village location
- Two double bedrooms
- Gas central heating
- Private rear garden
- Living room with log burner
- Good local amenities
- Close to 'Outstanding' schools
- No onward chain
- Kitchen with appliances



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 268 SQ.FT.
(24.9 SQ.M.)

FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 552 SQ.FT. (51.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

The property is located in the heart of Bentley, a charming village surrounded by countryside situated between Farnham and Alton. The village has its own primary school which has an Outstanding Ofsted Rating, a public house, a church, village shop/post office, doctors surgery/dispensary and a hairdresser. Bentley also benefits from a main line station with services to Waterloo in approximately 1 hour and there is a regular bus service to Guildford, as well as to Alton and Farnham, both of which are only 5 miles away. Access to the A31 is close by which offers a great connection to the A331, A3 and M3.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.
 If you require clarification of any points then please contact us especially if you are travelling some distance to view.
 Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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