



Somerset Fields | Bentley | Farnham | GU10 5BF

Asking Price £607,500

Freehold

Waterford's W
Residential Sales & Lettings

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Discover this stunning 2017-built Linden Homes detached house in the coveted Archers Green development of Bentley. Perfectly presented with contemporary finishes throughout, the home features a spacious 20ft kitchen/diner, three generous bedrooms (including an en-suite master), and a low-maintenance landscaped garden. Complete with an attached garage, driveway parking for two, and stylish fitted shutters, this property offers modern village living at its best.

- Linden Homes detached house built in 2017 with 2 years NHBC cover remaining
- Immaculate decorative order throughout.
- 20ft fully fitted Kitchen/Dining room with built in modern appliances.
- Landscaped and easily maintained rear garden with artificial lawn.
- Attached garage with adjacent parking for 2 vehicles and personal door to garden.
- Situated in the popular Archers Green development in Bentley village.
- 3 Good sized bedrooms with master bedroom ensuite.
- Elegant fitted shutters to all principle rooms.
- Good sized patio adjacent to kitchen Dining room with sun shade canopy.
- An opportunity to enjoy modern day living in a sort after village location.

A beautifully presented Linden Homes detached residence, constructed in 2017 and still benefiting from two years of NHBC warranty, offering an





ideal combination of contemporary style and low-maintenance living. Nestled within the highly regarded Archers Green development in the heart of Bentley village, this home enjoys a quiet, family-friendly setting while remaining close to local amenities, schools, and transport links.

Step inside to find an immaculate interior finish throughout, where elegant shutters frame the principal rooms, creating a sense of refined comfort. The ground floor flows seamlessly into a generous 20-foot kitchen/dining space, complete with modern, integrated appliances and plenty of room for sociable dining or informal entertaining. Natural light floods this area through patio doors that open onto the garden, accentuating the sleek cabinetry, luxurious worktops, and contemporary fixtures.

Upstairs, three well-proportioned bedrooms await. The master suite benefits from its own private en-suite shower room, while the remaining two bedrooms are equally spacious and share access to a stylish family bathroom. Each room has been finished to a high standard, ensuring that the décor feels fresh and move-in ready.

Outside, the rear garden has been thoughtfully landscaped for ease of upkeep. A durable artificial lawn provides year-round greenery, while a paved patio adjacent to the kitchen/diner invites alfresco dining under a sun-shade canopy. Whether you're enjoying a morning coffee or hosting friends on balmy evenings, this space truly



enhances the home's entertaining appeal.

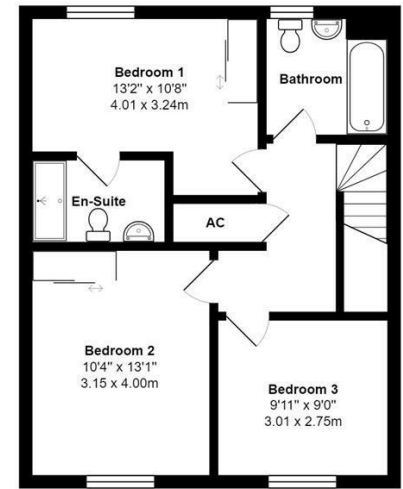
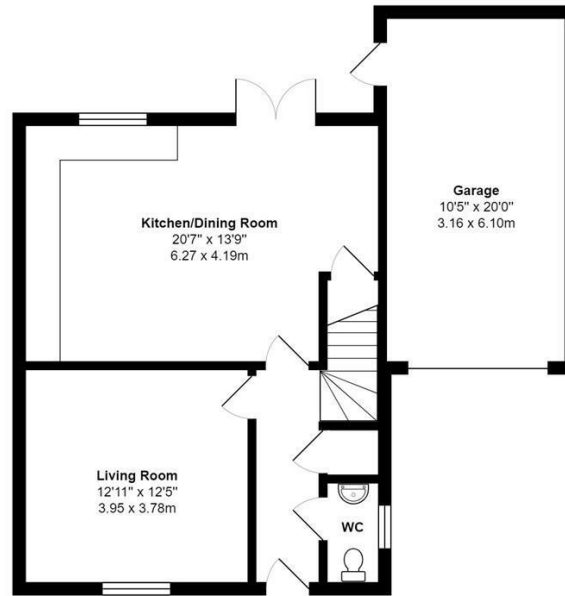
Practicality is also assured with an attached single garage, featuring a personal door that leads directly into the garden. In addition, there is parking for two cars on the driveway—always a bonus for visiting family or guests.

With its modern conveniences, stylish finishing touches, and setting in a sought-after village location, this property represents a rare opportunity.

Estate charge - £269.52 every 6 months

Nestled on the edge of the rolling Hampshire countryside just a few miles west of Farnham, Bentley is a charming and picturesque village that effortlessly blends rural tranquility with convenient connectivity. Known for its historic character, strong community spirit, and natural beauty, Bentley offers a peaceful yet well-connected lifestyle. The village is dotted with traditional cottages, period homes, and a scattering of modern residences, all surrounded by lush woodlands and scenic farmland. Bentley boasts a welcoming village green, a well-regarded primary school, a local pub (The Star Inn), and a small shop—all contributing to a close-knit, friendly atmosphere.





Total Area: 1316 ft² ... 122.3 m²
 All measurements are approximate and for display purposes only

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

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