

A photograph of the exterior of Blackthorn Cottage. The house features a red brick wall and a red tiled roof. A small wooden door with a decorative glass panel is centered under a small wooden porch with a tiled roof. To the right of the door is a wooden lattice trellis with a climbing plant. A wooden fence is visible in the foreground on the right. The text "Blackthorn Cottage" is overlaid at the top, and "Strutt & Parker" is overlaid at the bottom.

Blackthorn Cottage
Bentley

Blackthorn
Cottage

Strutt
& Parker

Land and property. Since 1885.

One of an exemplary pair of recently built cottages in the sought after village of Bentley with a private garden and open views over nearby fields.

The property

Blackthorn Cottage is a traditionally built, semi-detached character cottage using heritage materials to create an established look. Built in 2012 using traditional construction techniques with beam block ground floors, under floor heating and engineered oak wood flooring throughout a majority of the ground floor. There are triple glazed windows, downlighters in every room and high specification internal doors with polished chrome door furniture.

The open-plan kitchen/dining/sitting room is linked to the patio area via double doors and the current owner has added a practical utility space to the timber outbuilding adjacent to the patio where there is power and light. On the first floor the main bedroom has an en suite shower room and the further two bedrooms are served by a family bathroom.

Our clients have owned Blackthorn Cottage since 2021 and were thrilled to find a house where the developer understood the importance of interior and external design. To the side of the property there is a driveway with parking for two cars. In addition there is a lawned area plus a paved terrace with planted flowerbeds. The garden is a good size with two terraced areas and a lawn and thick hedge at the front. There are fields to the rear.



Location

This is a desirable location and Bentley in particular is a sought after village. This is a quintessential Hampshire village with all local amenities including a village shop and choice of public houses. The village supports many varied clubs and societies, across all age groups utilising the village green, pavilion, hall, playground, church and highly regarded primary school.

The Georgian town of Farnham offers an extensive range of shopping, recreational and educational facilities, with a further choice of excellent state and private schooling.

Alton is a historic market town to the south and used for comprehensive local shopping and secondary schools. Shops include M&S, Waitrose, Sainsburys and Aldi.

Communications are first class with a mainline station providing a regular service to London Waterloo, and the A331/M3 giving access to London and the south coast by road. Heathrow, Gatwick and Southampton airports are easily accessible within about an hour.

Postcode region: GU10

General

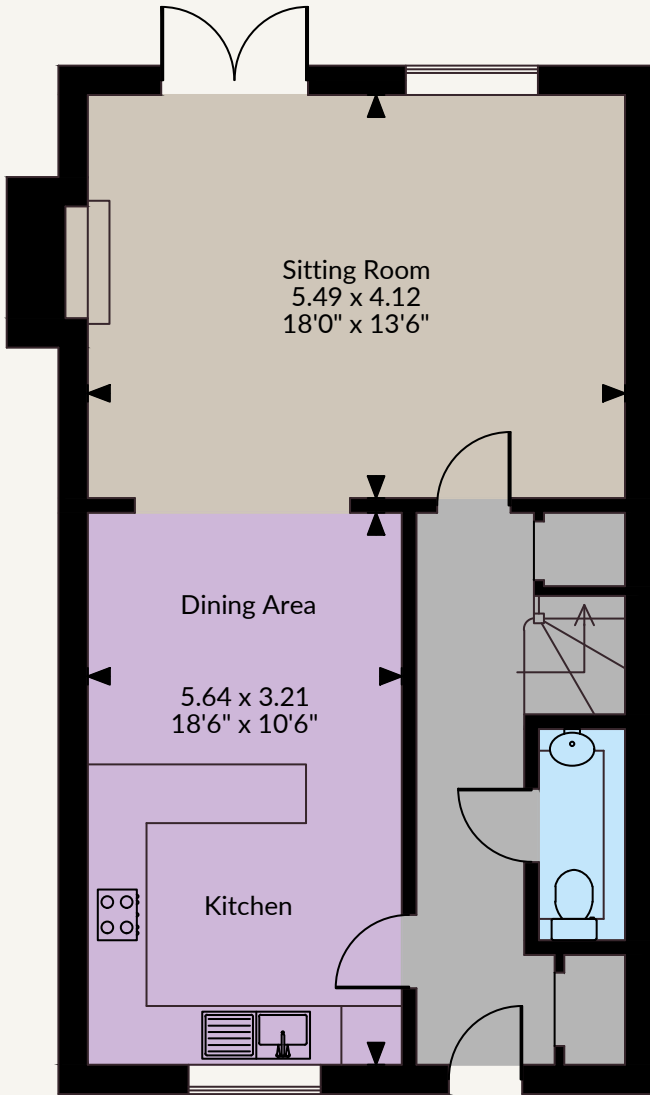
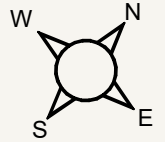
Local Authority: East Hampshire District
Services: All mains services including gas heating
Council Tax: Band E
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,230 sq ft (114 sq m)
3 bedrooms
2 reception rooms
2 bathrooms
Off-street parking
Freehold | Village

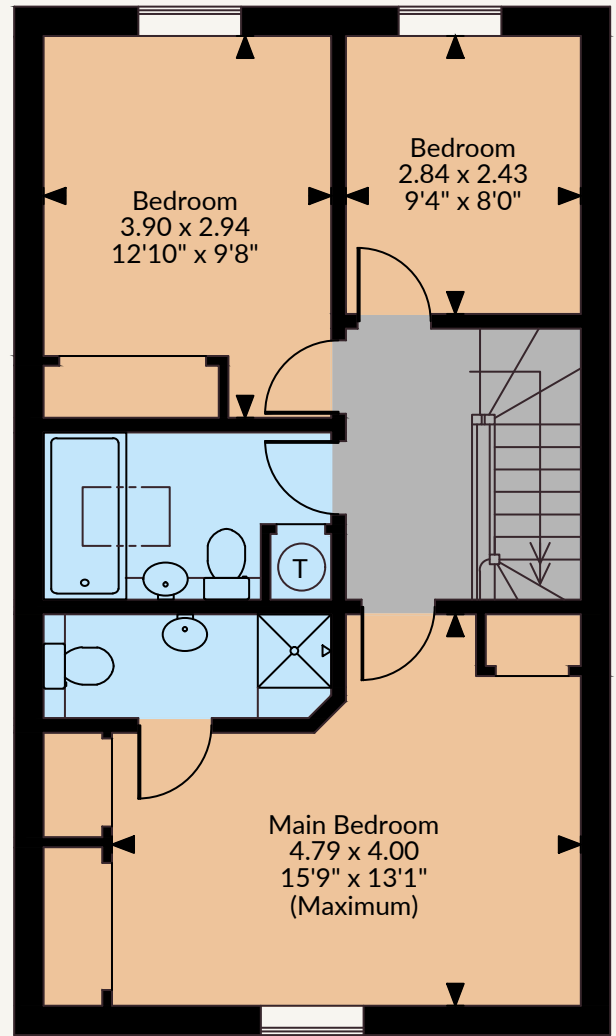
Guide price £740,000



Blackthorn Cottage Bentley, Farnham
Internal area 1,230 sq ft (114 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8706609/SS

Strutt & Parker Farnham

37 Downing Street, Farnham, Surrey GU9 7PH
01252 821102 | farnham@struttandparker.com



@struttandparker struttandparker.com

**Strutt
& Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker 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 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 does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. 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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken October 2026. Particulars prepared October 2026.