



6 Holmes Field Court

Bentley, Farnham

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive three-bedroom family residence in a picturesque village-edge position

A beautifully presented semi-detached family home with light, open living space and clean, contemporary décor. Set on a peaceful cul-de-sac on the edge of the popular village of Bentley, moments from the village amenities and with excellent local transport connections, yet with beautiful rolling countryside on its doorstep.



2 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



OFF-STREET PARKING



FAMILY GARDEN



FREEHOLD



VILLAGE



1788 SQ FT



**£850,000
GUIDE PRICE**

The property

Set at the end of a peaceful cul-de-sac, 6 Holmes Field Court is an exceptional family home designed and built by the highly regarded Forays Homes in 2015, a bespoke developer known for craftsmanship, thoughtful design and high-quality materials. The result is a house that feels both distinctive and timeless, combining contemporary living with a strong connection to its countryside setting.

With attractive timber-clad elevations and a beautifully balanced layout, the property offers light-filled accommodation finished in a clean, modern palette that allows the space and proportions to take centre stage. Every element has been carefully considered to create a home that is as practical as it is stylish.

At its heart is an impressive 35ft open-plan kitchen, dining and family room – a standout space that perfectly suits modern family life. This welcoming area also serves as the entrance hall and features ceramic flooring, a triple aspect and French windows opening directly onto the garden, creating a wonderful sense of space and connection to the outdoors. There is ample room for both relaxed seating and a large dining table,

making it ideal for everyday living and entertaining alike.

The contemporary kitchen is fitted with sleek white units and a full range of integrated appliances, including a gas hob with extractor, dual ovens and a wine cooler. A practical adjoining utility room provides additional storage and space for appliances. Double doors from the family area lead to a private sitting room, offering a more intimate space to unwind, with French windows opening onto the side patio.

Upstairs, the sense of quality and comfort continues with three generously proportioned double bedrooms, each with its own en suite and built-in storage. Finished in neutral tones, all bedrooms enjoy attractive views across the surrounding countryside. The en suite shower rooms and bathroom are fitted with modern suites, rainfall showers and heated chrome towel rails, adding a touch of everyday luxury.

Outside

Outside, the property enjoys a wonderfully private position. A shared access lane leads to a cobbled



The garden wraps around the side and rear of the house and backs directly onto open fields, giving a secluded and peaceful outlook. It includes a patio area ideal for al fresco dining, a lawn bordered by established hedgerow, and grassy meadow to the rear. A timber-clad garden office provides valuable additional space, perfect for home working, hobbies or a studio.

Location

The home is located in the sought-after village of Bentley, approximately four miles west of Farnham. The village offers a strong sense of community along with a local shop, pub and primary school, while Farnham provides an excellent range of restaurants, cafés, shops and leisure facilities. Transport links are superb, with easy access to the A31, A331/M3 and A3, connecting to London and the south coast. Bentley and Farnham mainline stations offer regular services to London Waterloo in as little as 53 minutes, and both Heathrow and Gatwick airports are around 45 minutes away by car.

Distances

- Guildford 15 miles
- London 49.5 miles

Nearby Stations

- Bentley 1.3 miles
- Farnham 5.3 miles

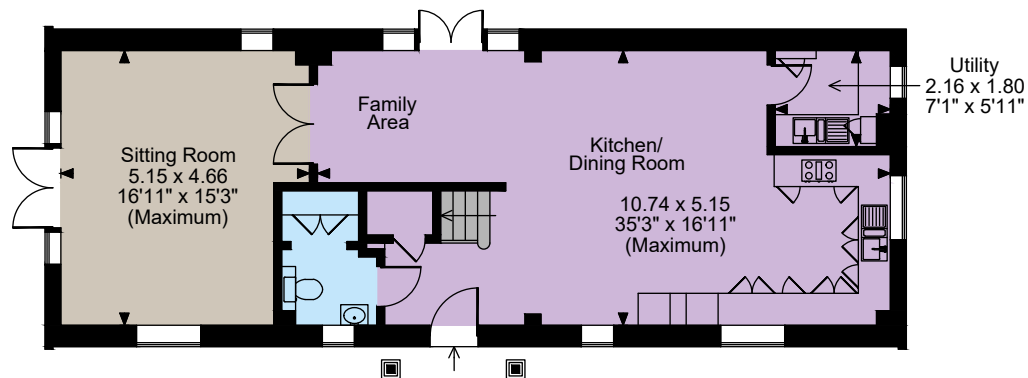
Key Locations

- Bourne Woods
- Frensham Ponds

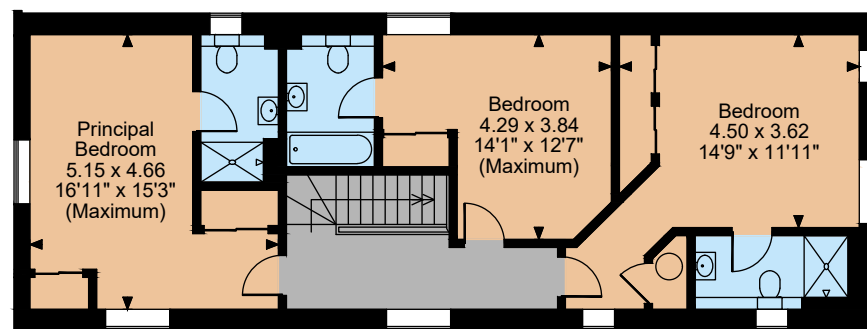
Nearby Schools

- Binstead Primary School
- Bentley Primary CofE School
- Dottie Tots Nursery School
- Eggars School
- Weydon Academy





Ground Floor



First Floor

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

House internal area 1,711 sq ft (159 sq m)
Garden office internal area 77 sq ft (7 sq m)
Total internal area 1,788 sq ft (166 sq m)
For identification purposes only.

Directions

GU10 5DF

what3words: ///lottery.hydrant.envisage

General

Local Authority: East Hampshire

Services: Mains water, drainage, gas and electric

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: C

Fixtures and Fittings: By separate negotiation

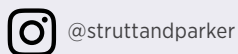
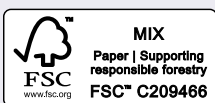
Farnham

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