



Tristram House

Holt End Lane, Bentworth, Hampshire



BNP PARIBAS GROUP 

A most impressive family house enjoying outstanding views in gardens of about 1.4 of an acre.

A charming and fine home with an abundance of natural light, set within established and beautiful gardens of approximately 1.4 acres. Prominently positioned and accordingly, benefiting from stunning views across rolling countryside.



4 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



GARAGING



ABOUT 1.4 OF AN ACRE



FREEHOLD



VILLAGE



3,310 SQ FT



£2,000,000 GUIDE PRICE



The property

Tristram House is a striking detached house built we understand in 1927 and has been a wonderful family home in the same ownership for over 35 years. The principal well-presented accommodation is arranged over two floors. The ground floor accommodation includes a 27ft, dual aspect drawing room with wooden flooring, timber beams overhead, a splendid open fireplace and a door opening onto the rear garden. There are three further reception rooms on the ground level, providing plenty of space in which to relax as a family or entertain guests. These include the comfortable family room which also has an open fireplace, as well as the useful home office and the impressive garden room with its French windows opening onto the southerly-facing rear garden.

At the heart of the ground floor, the generous kitchen and dining room is another airy, social space for everyday living, offering space for a dining table and French windows opening onto the rear garden. The kitchen itself has limed oak units and integrated appliances including a dishwasher, a Smeg oven and

an induction hob with an extractor hood. Adjoining the kitchen, an inner lobby provides access to the utility room which offers further useful space for home storage and appliances.

Upstairs, the first-floor landing leads to five well-presented double bedrooms. One of these can be accessed via its own private staircase from the ground-floor office, along with a shower room. The main first floor area also has a family bathroom. Stairs continue to the second floor, where there are two attic store rooms.

It should be noted that the property offers significant potential to extend subject to the necessary consents being obtained. There is lapsed planning consent for a two-storey extension. Additionally, the attic on the second floor also provides potential to convert. Prospective purchasers are advised that they should make their own enquiries of the local planning authority.



Outside

At the front of the property, the in/out gravel driveway provides plenty of parking space, as well as access to the detached double garage and workshop at the side. The driveway and house are shielded from the road by established hedgerows that have been beautifully managed and maintained. The garden is mostly to the rear, taking advantage of the sunny southerly-facing aspect. It includes a paved sitting area at the back of the house for al fresco dining and pristine lawns beyond, including a stunning central lawn bordered by beautiful topiary hedgerows and well-stocked beds. Climbing wisteria covers the back walls of the house, while the garden also features a wealth of established shrubs, mature trees and flowering perennials, helping to create a thoroughly attractive and peaceful environment in which to relax. The garden extends to around 300ft in total, with views at the end of the plot across the rolling fields beyond.

Location

The property lies in a peaceful position in the centre of the village of Bentworth and surrounded by beautiful countryside, five miles from the Hampshire market town of Alton. Bentworth has a local pub 'The Sun' and St Mary's Church of England primary school. Alton offers a variety of shops including M&S and Waitrose along with everyday amenities, as well as a number of restaurants, pubs and cafés, and large supermarkets. Alton mainline station provides services to London Waterloo (1 hour 5 minutes), there is a service from Basingstoke to London Waterloo (45 minutes). The area is well connected by road network, with the M3 nine miles away.



Distances

- Alton 5 miles
- Medstead 2.3 miles
- Alresford 8.2 miles
- Odiham 10.2 miles
- Basingstoke 10.3 miles
- Farnham 15.5 miles
- Winchester 16.5 miles

Nearby Stations

- Alton
- Basingstoke

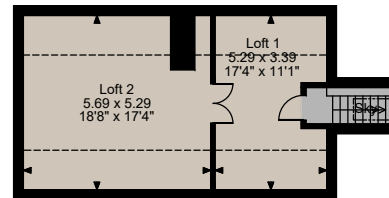
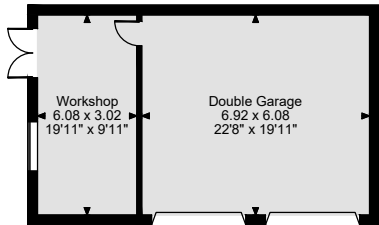
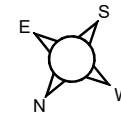
Key Locations

- Curtis Museum, Alton
- Jane Austen's House, Chawton
- Alton Sports Centre
- Pookles Farm, Alton
- Odiham Castle (King John's Castle)
- Milestones Museum, Basingstoke
- Portchester Castle

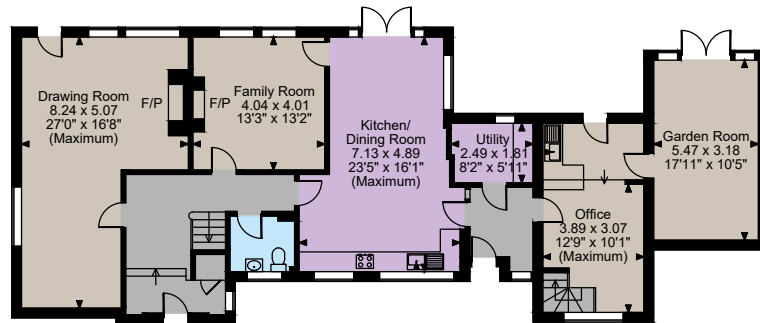
Nearby Schools

- Eggar's School
- Lord Wandsworth College
- St Nicholas' School
- St Swithun's School
- Winchester College
- Wellesley Prep School
- St Neot's Prep School
- Churcher's College

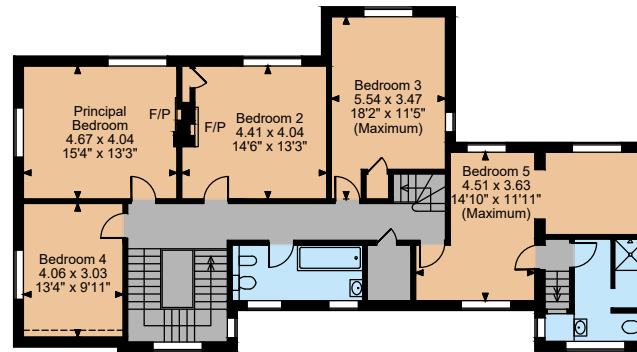




Second Floor



Ground Floor



First Floor

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

□□□ Denotes restricted head height

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Floorplans

Main House internal area 3,310 sq ft (308 sq m)

Garage & Workshop internal area 660 sq ft (61 sq m)

Total internal area 3,970 (369 sq m)

For identification purposes only.

Directions

GU34 5JU

what3words: ///artist.intersect.uppermost

General

Local Authority: East Hampshire

Services: Mains electricity, water, private drainage. Oil fired central heating.

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

Council Tax: G

EPC Rating: F

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

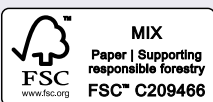
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