



Mill Field House, Station Road,  
Bentworth, Hampshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# Mill Field House, Station Road, Bentworth, Hampshire GU34 5QY

An elegantly appointed detached family home, with five bedrooms, set in a sought-after village location, beautiful gardens of about 0.35 of an acre and far reaching rural views

Alton town centre 4.3 miles, Alton mainline station 5.1 miles (1 hour 5 minutes to London Waterloo), M3 (Jct 6) 9.4 miles, Basingstoke mainline station 9.7 miles (43 minutes London Waterloo), Basingstoke town centre 9.8 miles, Farnham 15.3 miles, Winchester 15.5 miles, Heathrow Airport 37 miles

Reception hall | Drawing room | Snug | Office  
Dining room | Kitchen/breakfast room | Utility  
Principal bedroom with dressing room & en suite bathroom | 4 Further bedrooms | Family bathroom/shower room | Shower/cloakroom  
Garage | Garden shed | Garden | EPC rating D

## The property

Mill Field House is an extremely well presented family home offering flexible living with attractive, understated décor, arranged over two light-filled floors.

The ground floor has four comfortable reception rooms, including the drawing room at the front, with bespoke built-in shelving and cupboards either side of the fireplace which is fitted with a log burning stove. There is also a home office with built-in desk and storage, and a snug in which to relax. The formal dining room at the rear has natural stone flooring with wet underfloor heating and bi-fold doors opening onto the southwest-facing garden, and adjoins the well-equipped kitchen with its plentiful

storage, range cooker and central island with a breakfast bar.

There is one double bedroom on the ground floor, as well as a shower room. The first floor has a particularly spacious landing with a fantastic outlook across the rear garden. The generous principal bedroom has its own dressing room and an en suite bathroom with dual washbasins and a separate shower unit. There are four further double bedrooms. The first floor also has a family bathroom, with one bedroom benefitting from Jack and Jill access.

## Outside

At the entrance to the property, the five-bar electric gate opens onto the gravel driveway, which has plenty of parking space and access to the detached garage. There is an area of lawn at the front, while at the rear, the stunning southwest-facing garden has paved sitting areas for al fresco dining, an area of level lawn and well-stocked border beds with various shrubs and flowering perennials with hidden garden lighting for stunning all-year round entertainment. At the end of the garden there is a timber-framed shed for garden storage.

## Location

The property lies in a peaceful position on the edge of the village of Bentworth and surrounded by beautiful countryside, four miles from the Hampshire market town of Alton. Bentworth has a local pub and a primary school, with Alton offering a variety of shops and everyday amenities, as well as several restaurants, pubs, sports centre, cafés, and large supermarkets including Waitrose. Alton and Basingstoke mainline station provide services to London Waterloo, while there is also well connected by road, with the M3 nine miles away. There are several excellent schools in the area, including the independent Alton School, Eggar's School and Lord Wandsworth College.

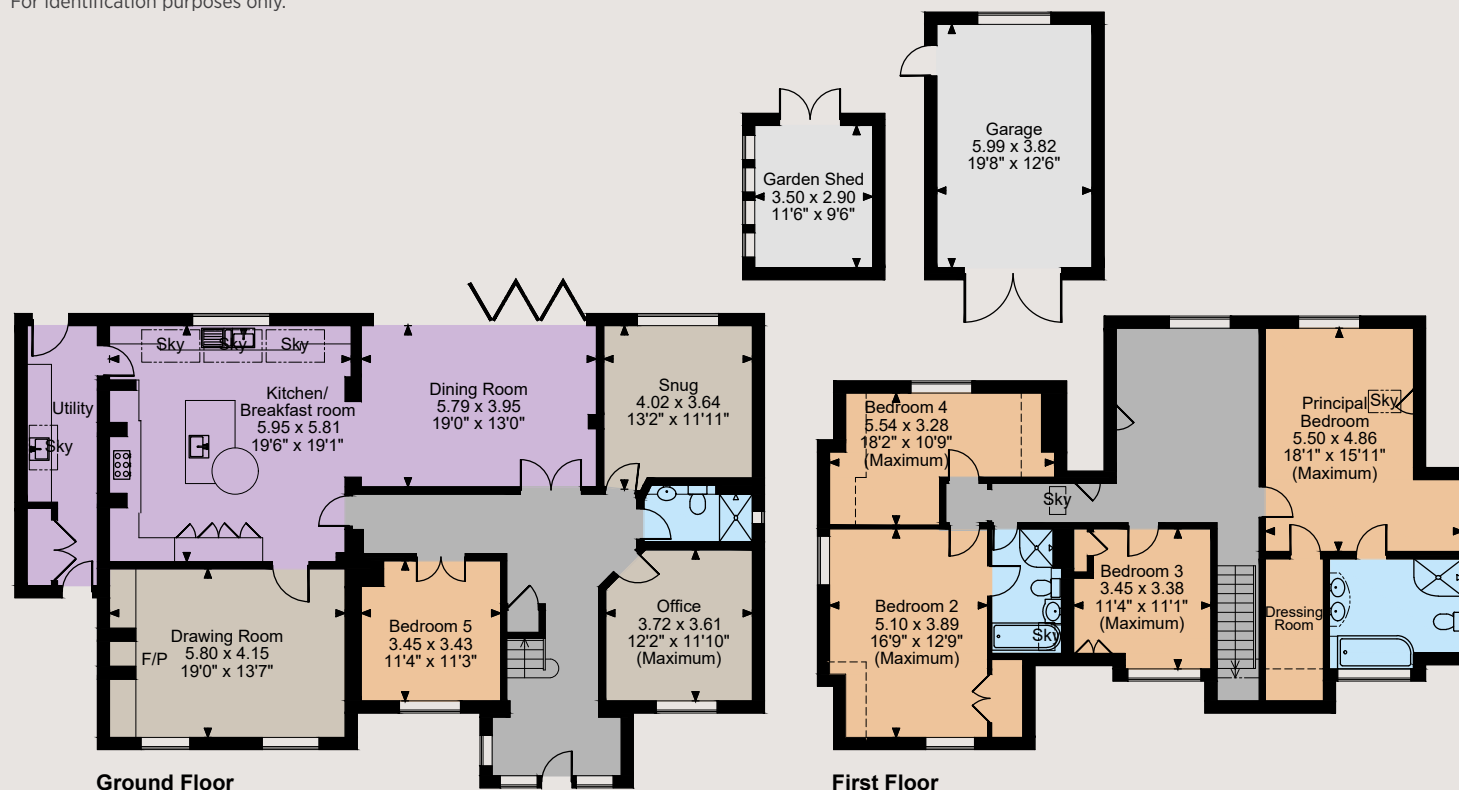
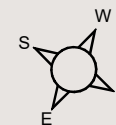






## Floorplans

House internal area 3,028 sq ft (281 sq m)  
Garage internal area 246 sq ft (23 sq m)  
Garden shed internal area 109 sq ft (10 sq m)  
Total internal area 3,383 sq ft (314 sq m)  
For identification purposes only.



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

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8588536/JPN

## Directions

With Strutt & Parker's Odiham office on the right, head along the High Street and at the roundabout, take the first exit onto the B3349. Continue for 5 miles through South Warnborough and turn right onto The Avenue. After 1.3 miles, turn left, following the sign for Lasham, then after 1.3 miles at the junction in Lasham, take the road almost directly opposite. After 0.7 miles, at the cross roads, continue straight ahead up the hill onto Station Road, and you will find the property on the right.

## General

**Local Authority:** East Hampshire District Council

**Services:** Mains electricity and water. Private drainage.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,450,000

## Odiham

82 High Street, Odiham, Hampshire RG29 1LP

**01256 702892**

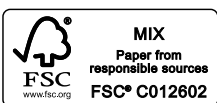
odiham@struttandparker.com

struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



**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. Photographs taken March 2024. Particulars prepared March 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited