



1 & 2 GROVELANDS COTTAGES

Gravel Hill Road, Bentley, GU10 5JD



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An attractive pair of Grade II listed semi-detached cottages set back off a country lane with views of beautiful countryside and the meandering River Wey

1 Grovelands

3 Double bedrooms | Sitting room | Dining room | Kitchen | Boot room
Pantry | Ground floor bathroom | Period granary
Off road parking and generous garden mostly lawn.

2 Grovelands

3 Double bedrooms | Sitting room | Kitchen/dining room | Ground floor bathroom
Rear porch and storerooms | Greenhouse | Garage | Wendy house
Off road parking and garden with former vegetable plot.

In all about 2,653 sq. ft (246.5 sq m)

Gardens in all about 0.46 of an acre (0.185 hectare).

Farnham 3.2 miles | Alton 6.8 miles | Guildford 13.8 miles | Guildford 13.8 miles
Train stations at Alton, Bentley and Farnham
(Mileages are approximate)





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The Grade II Listed properties are believed to be dated from the 16th century with later additions and with mellow red brick elevations under a tiled roof and some exposed timber framing inside to each cottage adding to the character. Both cottages are habitable having been rented for many years but would benefit from modernisation.

SITUATION

Although rural, the cottages are remarkably accessible and located on the Hampshire/Surrey border only a few miles from Farnham and close to Bentley which has a vibrant community and where there is a village shop with Post Office, primary school, pub, church and station (trains to Waterloo). The A31 provides good regional transport to Guildford (A3) and Winchester and the M3 is also within easy reach at Hook/Odiham. Farnham and Alton provide extensive shopping and schooling options, and the wider area is well catered for with top performing state and independent schools including Alton College and Lord Wandsworth College at Long Sutton. The extensive network of local lanes, footpaths and bridleways provide amazing walks (including the pilgrimage route St. Swithun's Way) and many cycling routes, ideal for any country/outdoor enthusiasts. Access to Alice Holt Forest is less than a mile away, run by Forestry England, and offers 247 hectares of woodland walks, cycle tracks and numerous other outdoor activities for both children and adults.





GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

Services

Mains water, electricity, gas [separate meters for all services] and shared private drainage (new private treatment plant installed

January 2025).

Broadband availability

Ultrafast available according to Ofcom.

Mobile/Internet Coverage

Ultrafast available according to Ofcom.

Tenure

Freehold with vacant possession

Construction

Grade II Listed period brick with internal timber framing

EPC Rating

Number 1: E45 | Number 2: D55

Local Authority

East Hampshire District Council

www.easthants.gov.uk

Tel: 01730 266551

Council Tax

No. 1: Band E | No. 2: Band E

Restrictions

Grade II Listed

Agents Note

A listed building application has been lodged for replacement windows in No. 1 Grovelands where several double-glazed units have been in place.

Planning Ref: [East Hants | East Hampshire District Council | Application | 180425](#)



Risks

In flood zone but neither cottage has been known to flood.

Postal Address

The property lies within the Hampshire County, but for postal purposes the post town is Farnham (which is in Surrey).

Directions: GU10 5JD

From Farnham (Coxbridge roundabout) take the A31 dual carriageway west towards Alton after about a mile take the left hand turning (marked Forestry Commission Research Station Alice Holt). Follow this narrow lane for about a quarter of a mile and Grovelands Cottages will be found on your right.

What3Words

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Viewings

By appointment with BCM LLP only.

Selling Agent

BCM Wilson Hill

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NB: These particulars are as at April 2025. Photographs Sept 2024 and April 2025.



1 Grovelands Cottage - Approximate Floor Area

Main House = 99.1 sq m / 1067 sq ft

Granary = 11.7 sq m / 126 sq ft

Not to scale. For identification purposes only.

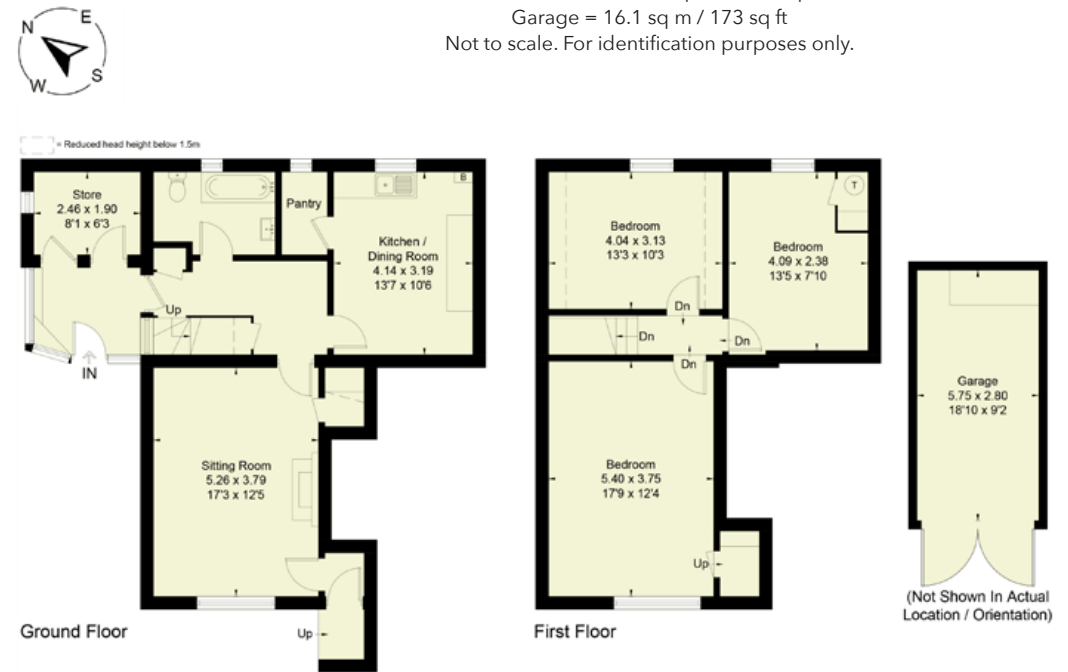


2 Grovelands Cottages - Approximate Floor Area

Main House = 119.6 sq m / 1287 sq ft

Garage = 16.1 sq m / 173 sq ft

Not to scale. For identification purposes only.



IMPORTANT NOTICE

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