



Hollywater Road, Bordon, Hampshire, GU35 0AG

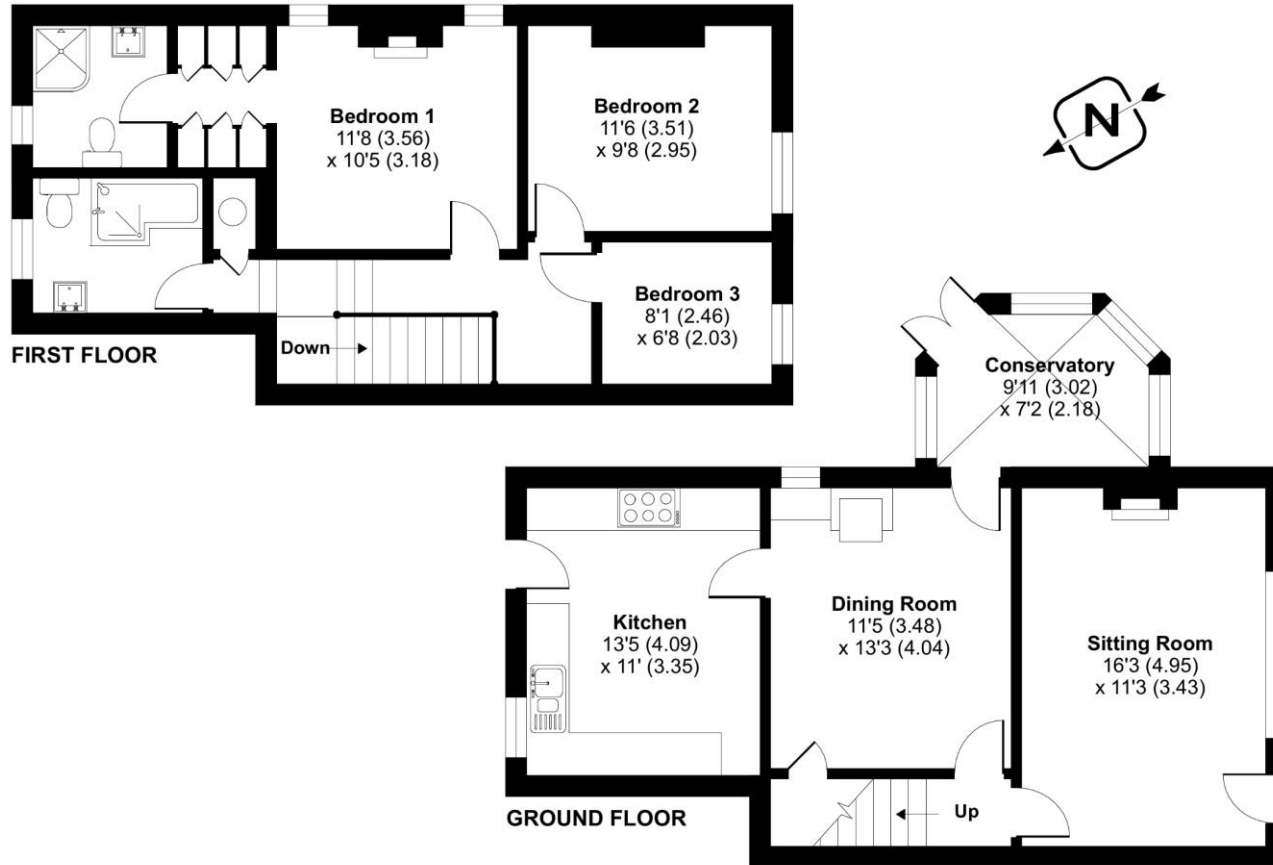


## ACCOMMODATION

Gravitate towards the perfect life with this inspirational, three-bedroom character home located at the end of a private road and on the edge of Bramshott Common. The home which has been improved by the current owner offers a generous size living room, fireplace and wood burner, separate dining room leading into the conservatory and beautiful kitchen with barn style doors lead outside to the wrap around garden. Upstairs you will find a modern family bathroom, two double bedrooms, with the principal benefitting from built in storage and a luxury en-suite. Accommodation continues to delight with an additional bedroom and scope to go into the loft, subject to planning permission, with the steels and Velux windows already in place. Outside the property benefits from a private wrap around plot with mature hedges to the front the house providing privacy with space for parking on the gravel. To the side you have extra outdoor space around the conservatory leading to the rear garden with access to the detached garage and private road behind. This character home is a real treat and early viewings are recommended.

Approximate Area = 1171 sq ft / 108.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 906168



## SITUATION

The town of Whitehill and Bordon are undergoing a £1 billion regeneration which includes a new town centre, brand new leisure centre, The Shed which provides eateries, markets and boutique stores, The Cube stand up/open mike venue and drive in cinema, with Morrisons, the Mess Hall, Town Museum, shops and further eateries coming on line later this year. A new six-screen cinema, VOCA round town bus service and Health Hub are also planned. The town has new cricket and tennis facilities plus Pavilion restaurant at BOSCO, and among the largest areas of informal green space anywhere in Britain, including the Hogmoor and Bordon Enclosures. The town also provides a new skate park, BMX track and numerous well-equipped play areas for families. The town is located between the historic market towns of Farnham, Alton and Petersfield and between city/shopping destinations of Guildford, Portsmouth and Basingstoke with easy access to A3 and bus links to local stations. London is just an hour away. Education is provided by a wide choice of both state and private schooling close by. Access to the surrounding countryside is nearby with Headley Down Nature Reserve. More comprehensive facilities and services are available in Liphook, Farnham, Petersfield and Alton with rail links from all to London (Waterloo).



**SPECIFICATION**

- Character home
- Three bedrooms
- En-suite bathroom
- Wood burner
- Modern fitted kitchen
- Detached garage
- Parking
- Conservatory

**LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band: E

**GUIDE PRICE**

Guide Price £425,000

**TENURE**

Freehold

**AGENTS NOTE**

Oil-fired central heating  
Private drainage, awaiting Environmental Agency  
Compliance Certificate.