

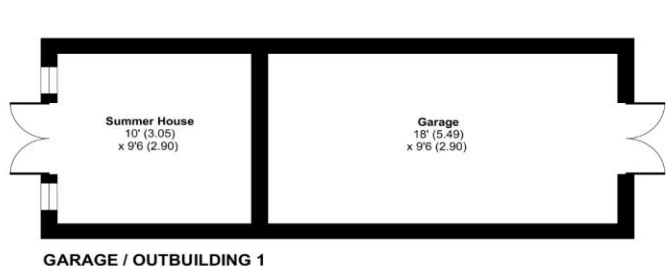




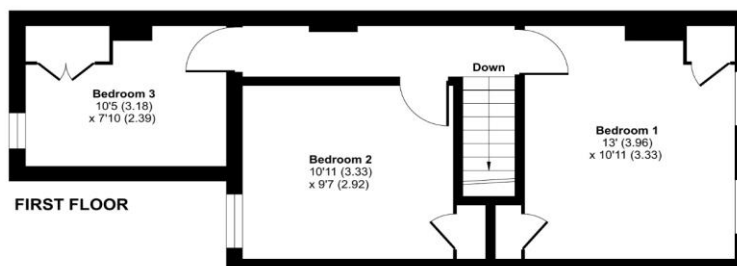
ACCOMMODATION

An attractive Victorian semi-detached property situated within a popular no-through road offering plenty of scope for extension, subject to the relevant planning permission. Upon entering, you are greeted via an entrance porch which leads to an inner hallway with doors leading to the ground floor accommodation. There is a sitting room overlooking the front with a gas fire place and feature bay window. The dining room has a window overlooking the side of the property with access to the downstairs storage and leads through to the fitted kitchen. There is a family bathroom and a lean-to providing access to the guest cloakroom to complete the ground floor. On the first floor there are three bedrooms all with fitted storage. Externally to the front there is driveway parking with access to the garage. The garage has power and lighting with double doors to the front. The rear garden is a superb feature of the property offering a fantastic space. The garden is mainly laid to lawn, enclosed by a mixture of wooden fencing and mature hedging creating a high degree of privacy. There is a pergola offering a seating area and a summer house directly behind the garage.

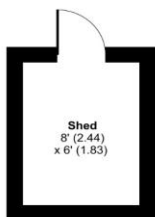
Approximate Area = 946 sq ft / 87.8 sq m (excludes lean to)
 Garage = 171 sq ft / 15.8 sq m
 Outbuildings = 156 sq ft / 14.4 sq m
 Total = 1273 sq ft / 118 sq m
 For identification only - Not to scale



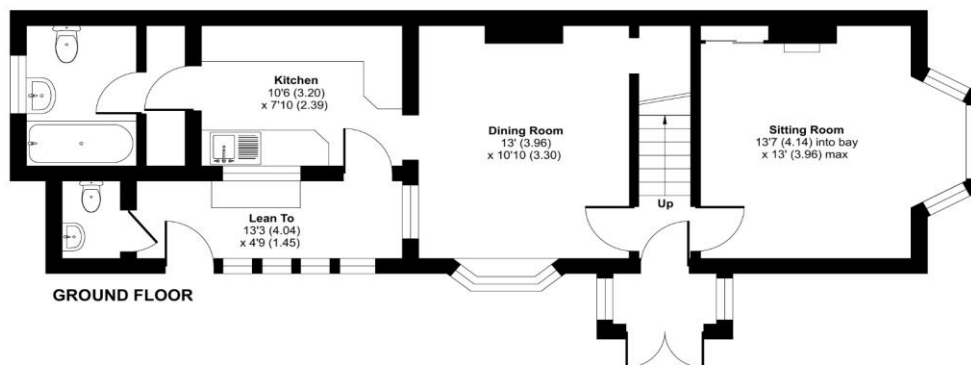
GARAGE / OUTBUILDING 1



FIRST FLOOR



OUTBUILDING 2



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	45	
(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). © nchecom 2024. Produced for Charters Estate Agents Limited. REF: 1074812



SITUATION

The area is well served with shopping, schools and various local pubs, cafes and restaurants but also enjoys close proximity to woodland and common land. The villages of Standford, Passfield and Greatham are immediately on the doorstep. Liphook is only a couple of miles away with A3 access and mainline railway connections to London and the South Coast. The town of Whitehill and Bordon is 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.



SPECIFICATION

- Victorian semi-detached house on a large double plot
- Potential to extend, subject to planning permission
- Three bedrooms with fitted storage
- Two reception rooms
- Detached garage with double doors and driveway
- Generous rear garden with a summer house

LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band – C

ASKING PRICE

£435,000

TENURE

Freehold