



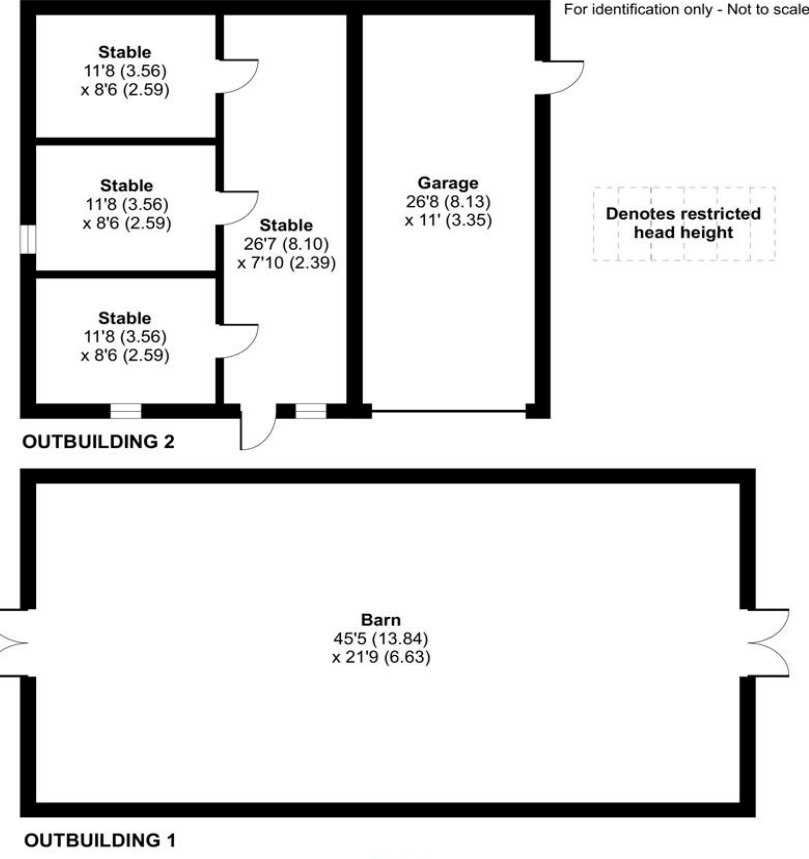
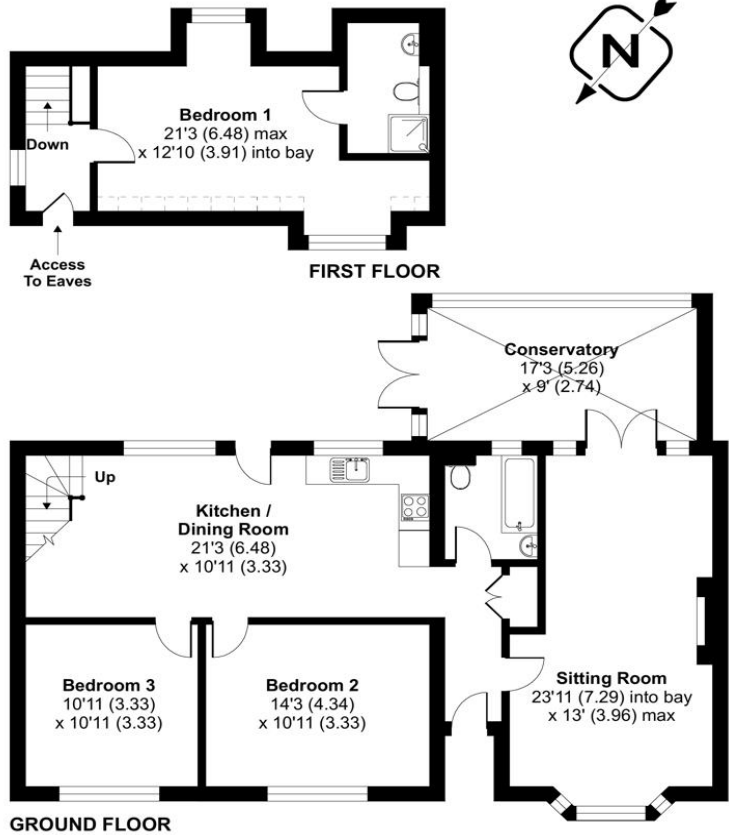
Oakhanger, Bordon, Hampshire, GU35 9JU



ACCOMMODATION

Welcome to this three-bedroom, detached chalet-style bungalow, a tranquil retreat nestled within the heart of the breathtaking South Downs National Park. Here lies a haven of natural beauty, where panoramic views stretch across miles of open countryside, offering a serene backdrop to your everyday life. Situated off-road on a sprawling 1.5-acre estate, this charming property offers an unparalleled blend of privacy and scenic beauty. Step inside the warm and inviting interior where you will find the heart of the home, a spacious kitchen/dining room ideal for gatherings and culinary delights. The generous sitting room comes with a wood burner, perfect for cosy nights in after a busy day. French doors adjoin the living space to a large conservatory, a sunlit oasis where you can bask in the comfort of your own home and take in the truly divine views. The property boasts two ground-floor bedrooms and a family bathroom, providing ample space for family and guests. Ascend to the first floor to discover the luxurious principal suite complete with an en-suite shower room, offering a private sanctuary with stunning views. Externally, there is a large terrace area, offering an idyllic setting for al fresco dining or simply soaking in the natural splendour. Beyond lies the vast expanse of the 1.5-acre grounds that are mainly laid to lawn with mature trees, hedgerows and impressive views beyond compare. The property also benefits from a tandem double garage, stable block, Dutch barn and additional storage sheds and driveway parking for multiple vehicles. Escape the hustle and bustle of everyday life and embrace the tranquillity of the South Downs National Park. This chalet-style bungalow offers the perfect blend of comfort, convenience, and natural beauty. Don't miss your chance to make this slice of paradise your own. Early viewing is highly recommended.

Approximate Area = 1463 sq ft / 135.9 sq m
 Outbuilding = 1545 sq ft / 143.5 sq m
 Garage = 299 sq ft / 27.8 sq m
 Limited Use Area(s) = 15 sq ft / 1.4 sq m
 Total = 3322 sq ft / 308.6 sq m



For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(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	

Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Charters Estate Agents Limited. REF: 1096578



SITUATION

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. 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

- Detached chalet bungalow
- 1.5 acres within the South Downs National Park
- Three bedrooms and two bathrooms
- Kitchen/dining room
- Sitting room
- Conservatory
- Double garage
- Stable block and Dutch barn
- Driveway parking for multiple vehicles
- Large plot with stunning panoramic views

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: E

GUIDE PRICE

£880,000

TENURE

Freehold

AGENTS NOTE

Private drainage, awaiting Environmental Agency Compliance Certificate.