



Plantation Way, Whitehill, Bordon, Hampshire, GU35 9HD



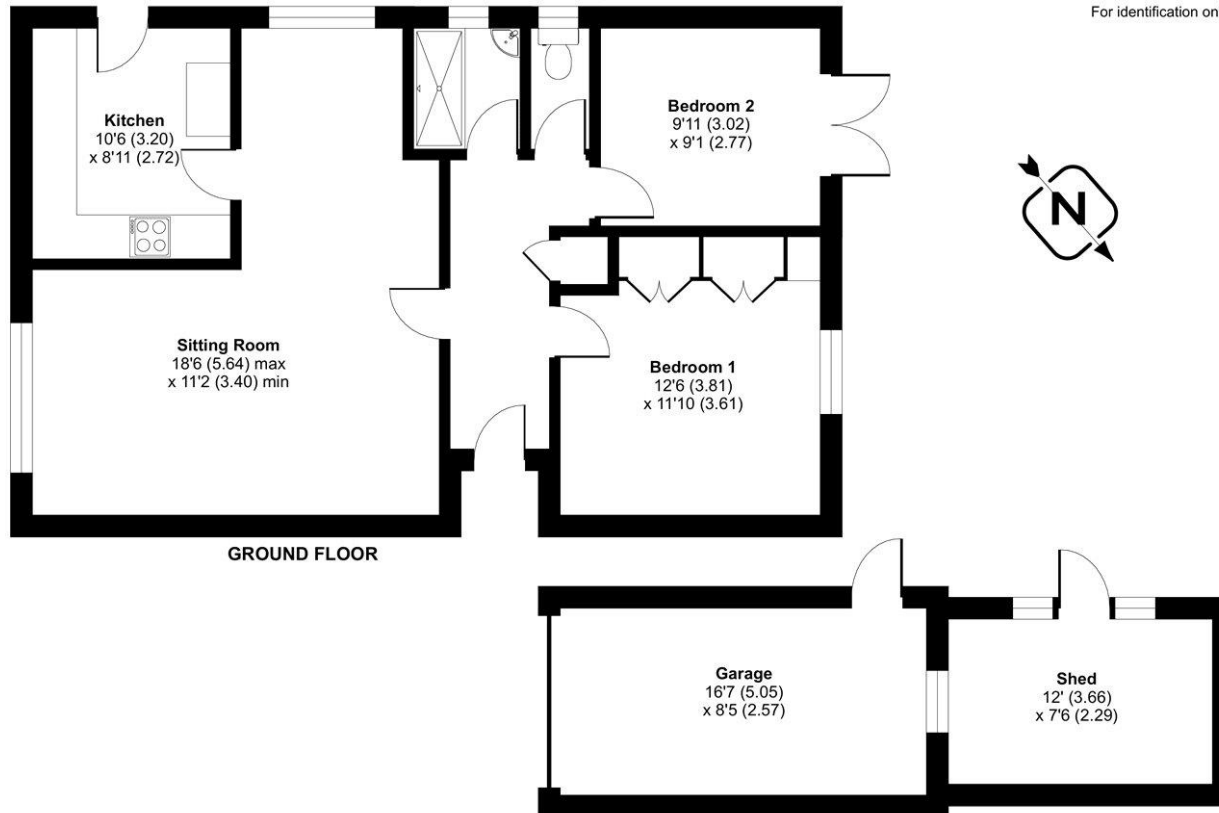
ACCOMMODATION

Located within a popular location in Whitehill is this well-presented detached bungalow benefiting from no onward chain.

Upon entering the property you are greeted via a spacious entrance hall with access to all further rooms. Across the back of the property, there are two bedrooms suited by a refitted shower room and a separate WC. There is a large living/dining room which leads through to the separate kitchen which overlooks the front.

Externally to the front there is driveway parking which leads to a single detached garage. The rest of the front is mainly laid to lawn with side access on both sides of the property. The rear garden is fully enclosed by wooden fencing and mainly paved to create a low-maintenance garden. There is side access into the garage and a large shed/workshop directly behind.

Approximate Area = 777 sq ft / 72.2 sq m
 Garage = 141 sq ft / 13.1 sq m
 Outbuilding = 90 sq ft / 8.3 sq m
 Total = 1008 sq ft / 93.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(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). ©n/cheom 2024. Produced for Charters Estate Agents Limited. REF: 1101406



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

- Two bedrooms
- Refitted shower room
- Open plan living/dining room
- Kitchen
- Driveway parking with single garage
- No onward chain

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: E

ASKING PRICE

£400,000

TENURE

Freehold