





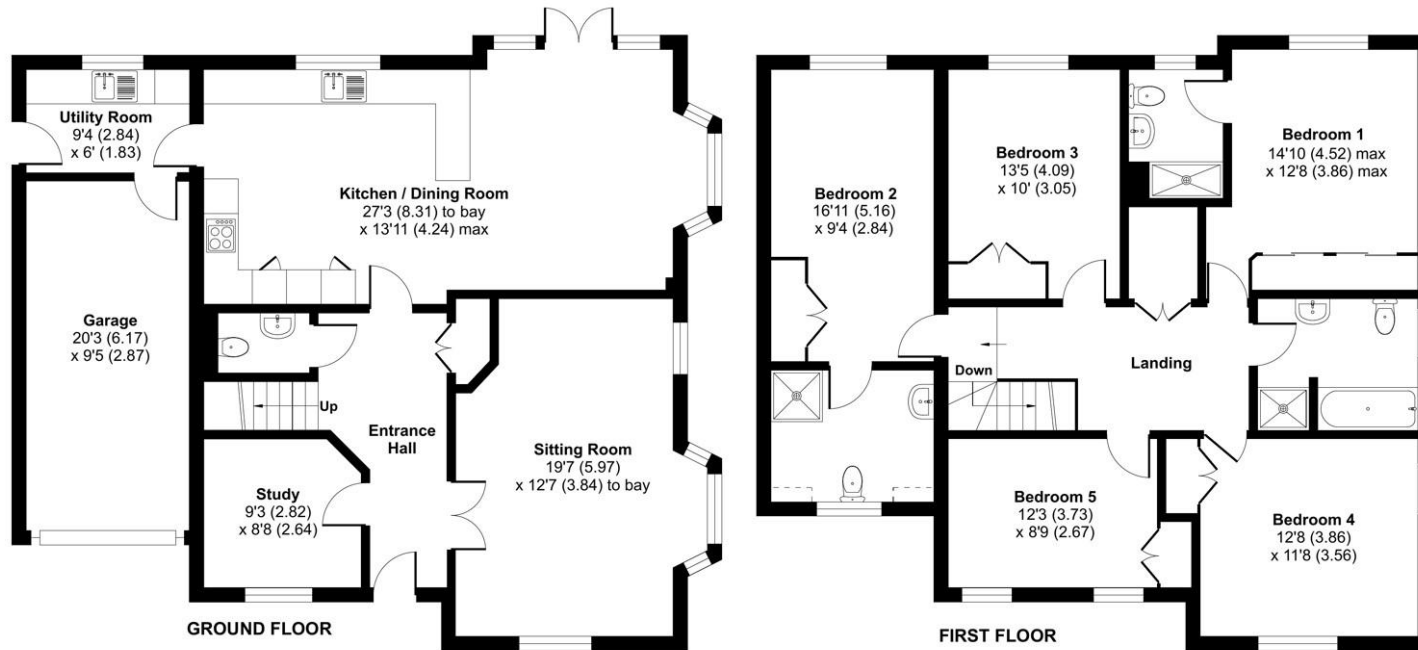
ACCOMMODATION

This exceptional very energy efficient detached family home, built just two years ago by the renowned Kebbell Homes, exemplifies high-end living with its immaculate presentation and expansive accommodation across two floors. Upon entering, the impressive hallway, attractively laid with high spec. herringbone Porcelanosa floor tiles, opens into a luxurious dual-aspect sitting room, featuring a bay window overlooking tranquil light woodland. The heart of the home is the stunning kitchen/dining room, with double aspect windows and an elegant bay window, as well as boasting sleek Silestone countertops, an inset sink, and top-of-the-line AEG appliances, including a double oven, induction hob with AEG extractor hood, integrated dishwasher, and fridge/freezer. Natural light floods the space through the rear aspect window, complemented by elegant tiled flooring. The dining room features double doors that seamlessly connect to the rear garden. The first-floor hosts five generous double bedrooms, each with built-in wardrobes. The principal and guest suites benefit from opulent en-suite shower rooms, while a spacious landing leads to the stylish family bathroom. This home is fitted with underfloor heating throughout the ground floor and all bathrooms, enhanced by energy-efficient solar panels on the roof. The front of the property features a manicured lawn and a pathway leading to the elegant covered entrance. A paved driveway offers ample off-road parking and access to the garage, as well as secure gated access to the landscaped rear garden, perfect for alfresco dining and entertaining. Ideally situated on the outskirts of Whitehill, near the scenic Hogmoor Inclosure and Blackmoor Golf Course, this home is close to excellent amenities, including a Tesco supermarket, schools, and a variety of recreational facilities. Nearby Liphook provides mainline train access to London Waterloo and Portsmouth, while the picturesque towns of Alton, Petersfield, and Farnham offer additional shopping and leisure options. The area is renowned for its natural beauty, much of it protected by the National Trust.



Denotes restricted head height

Approximate Area = 2086 sq ft / 193.7 sq m
Limited Use Area(s) = 5 sq ft / 0.5 sq m
Garage = 193 sq ft / 17.9 sq m
Total = 2284 sq ft / 212.2 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	88	88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1180259



SITUATION

The property is situated in the popular locality of Whitehill with views over heathland and the edge of the South Downs National Park. The town of Whitehill & Bordon is undergoing a £1 billion regeneration which includes a new town centre, brand new leisure centre. 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 Inclosure. The town also provides a new skate park, BMX track and numerous well-equipped play areas for families. Whitehill & Bordon is connected by a multi award-winning round town Green Loop for walking and cycling which runs directly past Weald House, with the Long-Distance Shipwrights Way from Alice Holt Forest to Portsmouth literally accessed at the end of nearby Forest Road. 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.



SPECIFICATION

- Built by Kebbell Homes
- Spacious dual-aspect sitting room
- Elegant integrated kitchen/dining room with Silestone surfaces
- Five double bedrooms with built-in wardrobes
- Main and guest suites with en-suite showers
- Underfloor heating
- Solar panels for energy efficiency
- Beautifully landscaped rear garden
- Ample off-road parking with garage access

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band F

ASKING PRICE £699,995

TENURE

Freehold

Annual Estate Management Charge: £175

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.