





A stunning example of three-bedroom family home, the current owners have lovingly refurbished the property over recent years to a very high specification. Located on Forest Road, which is conveniently located for local amenities, schools, play parks and the leisure centre.

On approach you will notice the off-street parking for multiple vehicles to the side of the house. On entry there is a very useful downstairs cloakroom and storage area for coats and shoes. There is then another doorway through to the spacious lounge, there is a beautiful custom designed entertainment wall with built in fire feature.

The kitchen has been redesigned and a quality shaker style kitchen has been added which also incorporates a dining area, there is also double doors onto the patio and garden.



To the first floor are three bedrooms, two doubles and a single room, and a family bathroom that has also been modernised. The landing provides access into a very spacious loft space which is boarded, shelved, and holds the new boiler and water tank.

The garden has been divided to create a fabulous entertainment space and a play area with laid AstroTurf. It is also very clear to see the potential the plot holds with a wide side return with gated access that could be converted a driveway or even to build a single or double storey extension and increase both the living space and the value of the house.

The garden space also has had a double garage added, which has a home office and w/c in place as well as considerable storage, further to this garage there is a further garage on block that has its only power supply.

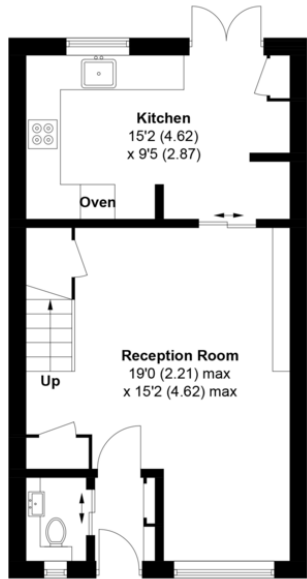
Bordon is situated in the A3 / M3 corridor and benefits from good road and rail links to both London and the South Coast. In 2010 Whitehill and Bordon was awarded significant funding to be redeveloped following the departure of the army. As well as new roads and approximately 3000 new houses Whitehill and Bordon will also be benefiting from a new town centre with many popular retailers looking to open in the town with a new Leisure Centre and Entertainment Hub 'The Shed' already opened. A new High School opened in 2019 and the town has 4 infant and junior schools.



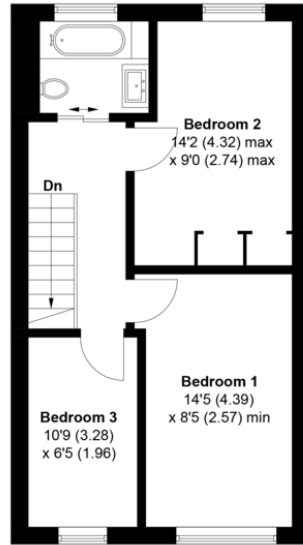
Rural space is plentiful in Bordon with the Hogmoor Inclosure, Woolmer Ranges, Deadwater Valley and Alice Holt Forest all a short distance from the property. Golfers can enjoy Blackmoor, Liphook, Blacknest and Petersfield golf courses nearby. The market towns of Alton and Farnham are both within 10 miles.



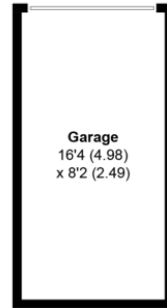
Forest Road, GU35
 APPROXIMATE GROSS INTERNAL AREA = 875 SQ FT / 81.3 SQ M
 OUTBUILDING = 497 SQ FT / 46.2 SQ M
 TOTAL = 1372 SQ FT / 127.5 SQ M



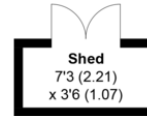
GROUND FLOOR



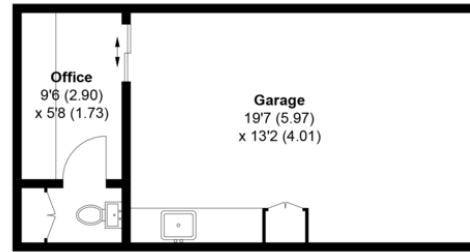
FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1039331)
 Produced for Jacobs & Hunt - Petersfield

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

