







Built in 2021 is bright and spacious three bedroom detached family home set on the outskirts of Bordon and Whitehill and close to Hogmoor inclosure.

Upon entering the property through its double glazed front door you will be in spacious entrance hallway. Doors to all downstairs rooms and the staircase to the first floor landing can be found.

The Lounge is a generous size front to back space with a double glazed window and double casement doors providing access to the rear garden. A feature fireplace provides a centre piece to this comfortable room.

Cloakroom WC comprising low level WC and wash hand basin.

The Kitchen / Diner is a well appointed room and comprises of a range of eye and base level storage units with plenty of worksurface space and a fitted sink unit. several integrated appliance are fitted and includes an oven, hob, extractor , dishwasher, washing machine, fridge and freezer. A double glazed window at the the sink provides an aspect over the rear garden.

A generous space is provided for a substantial size dining table and chairs. A further double glazed window has a view to the front.

To the first floor there is a generous size landing with access to the loft space.

The master bedroom is a good size double room with a double glazed window and radiator. A door gives access to the ensuite shower room which comprises of a shower



cubicle, a low level WC and a wash hand basin. a double glazed window provides plenty of natural light.

The second bedroom is double in size and the third bedroom is a large single bedroom.

A family bathroom comprising of a three piece white suite of a panel enclosed bath with shower screen a mixer tap and shower . Low level WC. Wash hand basin set within worksurface. Part tiled walls.

Externally and to the rear is a generous size level garden that is fully enclosed by panel fencing and has a substantial lawn and a patio area.

A gate from the rear garden opens onto the tarmac driveway that has space enough for two cars.

A detached garage provides further parking and is located nearby.

Services: All main services are connected

Council tax : 2025/26 East Hants district council, band D, £2333.38

Contact Jacobs and Hunt to book your viewing. Available 7 days a week for your convenience.





## Douglas Drive, Bordon

Approximate Gross Internal Area = 93.9 sq m / 1011 sq ft  
 Garage = 18.3 sq m / 197 sq ft  
 Total = 112.2 sq m / 1208 sq ft

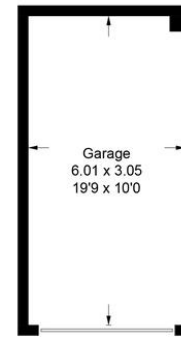
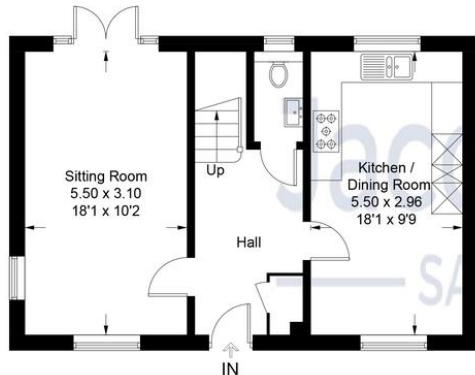


Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1201336)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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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 and 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



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