



ESTATE AGENTS



Whitehill, Hampshire

Offers Over £290,000

Whitehill, Hampshire

Nestled in the heart of Whitehill, this delightful two-bedroom residence offers tranquility amid nature, situated near the serene Deadwater Valley Nature Reserve. An entrance porch, welcoming you into the kitchen. The kitchen provides excellent storage. Equipped with an electric oven, a four-burner gas hob, and designated spaces for a washing machine and fridge freezer. A glazed door opens to the side garden.

Positioned off the hall is the inviting living room. This room has a front aspect window and to the rear offers access through to an inner hall.

The two well-proportioned bedrooms ensure comfortable living, and the updated bathroom features a white suite with a wall mounted shower. The rear garden, featuring a blend of patio and lawn areas, is thoughtfully designed for maximum privacy. Adjacent to the house, a single garage with a front driveway provides parking and valuable extra storage space.

Freehold

- Two Bedrooms
- Semi-Detached
- Bungalow
- Spacious Sitting Room
- Well-Proportioned Bedrooms
- Private Rear and Side Garden
- Double Glazed
- Garage/Workshop
- Driveway Parking

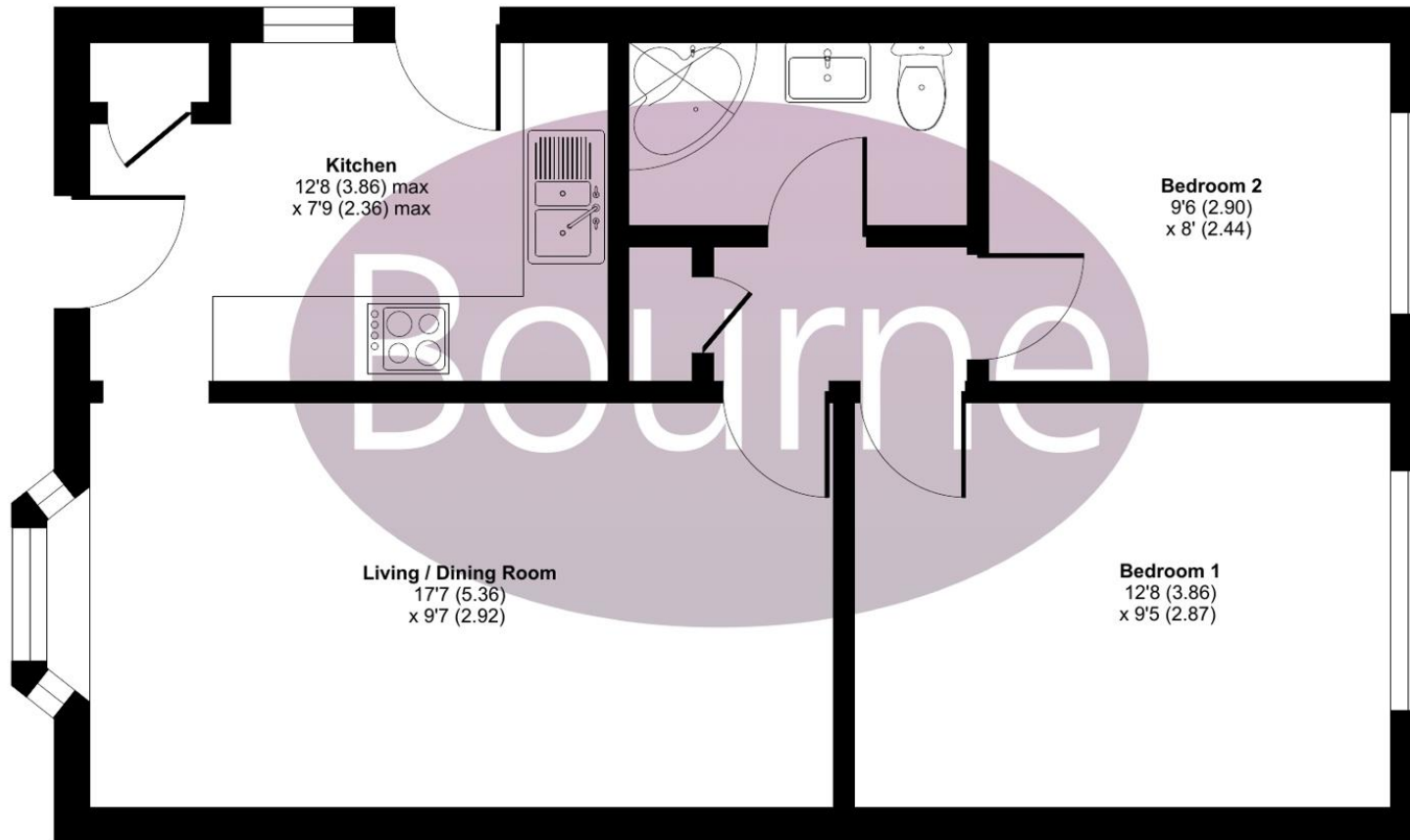


Floorplan

Dudley Close, Whitehill, GU35

Approximate Area = 560 sq ft / 52 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Bourne Estate Agents. REF: 1042975

Location

Whitehill is situated in the A3 corridor and benefits from good road links to both London and the South Coast. The town benefits from a new Leisure Centre and Entertainment Hub 'The Shed'. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	70	
(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	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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