



ESTATE AGENTS



Bordon, Hampshire

Offers Over £500,000

Bordon, Hampshire

This well presented, four-bedroom detached family home, built just a few years ago, features the added advantage of an NHBC guarantee and offers spacious accommodation throughout.

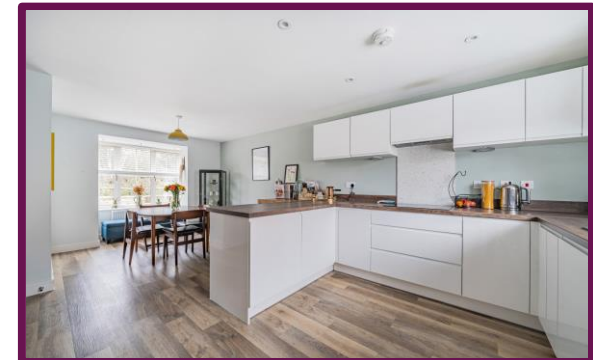
On the ground floor, the interior boasts a stunning, light, and airy entrance hall centrally located to provide access to all main rooms. The kitchen/dining room is equipped with a variety of wall and base units, complemented by a generously sized breakfast area and a separate utility room. The stylish sitting room features a dual aspect with doors leading out to the garden.

Heading upstairs, a spacious landing leads to four double bedrooms and the contemporary family bathroom, with the main bedroom offering an additional en-suite shower room. Outside, the property provides driveway parking for multiple vehicles and a single garage with power and an up-and-over door, opening onto the sunny south/west-facing rear garden. This sought-after family home is situated on the edge of the development, overlooking greenery, and is ready to move into.

Freehold

Council Tax Band : E

- Four Bedrooms
- En-Suite To Main Bedroom
- Dual aspect Kitchen/Dining Room
- Dual aspect Living Room
- NHBC Guarantee
- Garage
- Driveway
- South/West Facing Garden



Floorplan

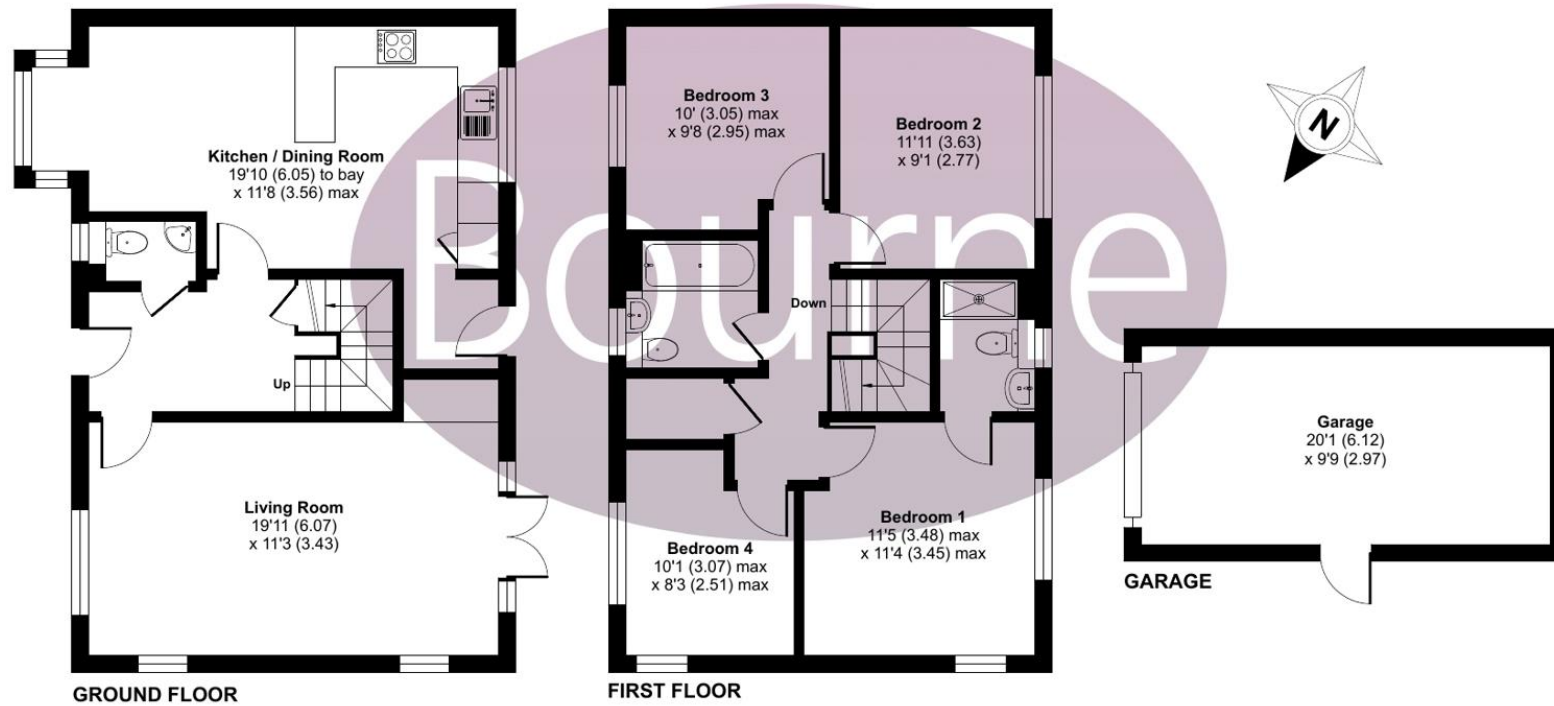
Jane Austen Close, Bordon, GU35

Approximate Area = 1249 sq ft / 116 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1445 sq ft / 134.2 sq m

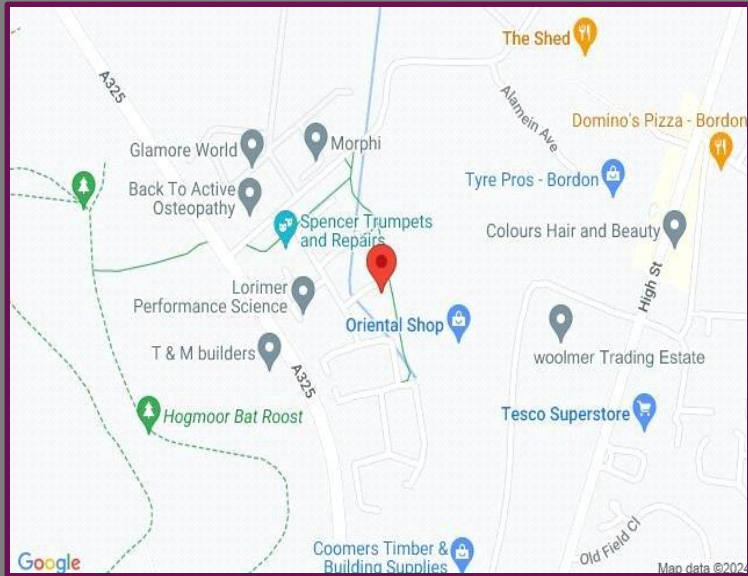
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1075758

Location

Just a brief five-minute stroll from your doorstep lies Hogmoor Inclosure, encompassing 100 acres of woodland walks, a café, and activity centres, Families can enjoy amenities like a new skate park, BMX track, and numerous well-equipped play areas. Conveniently situated between the historic market towns of Farnham, Alton, and Petersfield, and within easy reach of Guildford, Portsmouth, and Basingstoke, the town provides quick access to the A3 and local bus links to nearby stations. London is just an hour away.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(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	

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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