

WELCOME TO
2 MILES ROAD
BORDON, HAMPSHIRE, GU35

RECEPTION
1 + KIT/DINER

BEDROOM
3 BEDS

SQUARE FOOTAGE
1010 SQFT (exc; garage)

BATHROOM
2 BATH

OUTSIDE
GARDEN + GARAGE





GET READY TO FALL IN LOVE

Miles Road, Bordon, GU35

Tucked into a quiet corner of the sought-after Mill Chase development, this detached three-bedroom home is one of only a select few of its kind. Immaculate and move-in ready, it blends the freshness of a new build with the warmth of a home that's already been lovingly lived in.

Step inside and you'll find light-filled spaces designed for both everyday life and special moments – from a generous kitchen-diner opening to the garden, to a bay-fronted sitting room perfect for relaxing evenings. Upstairs, three well-proportioned bedrooms, including a private master suite, two further bedrooms and family bathroom.

Beyond the walls, a private garden, garage, driveway and even an EV charger add practical perks, while woodland walks, local schools and the vibrant hub of The Shed are all close by. For those needing to connect further afield, the A3 keeps Guildford, London and the South Coast within easy reach.

Whether you're looking for your first detached home, a stylish step up, or a low-maintenance base with everything ready from day one, this rare find is waiting for its next chapter.



THE SHOWSTOPPER

At the heart of the home, the kitchen/dining room is designed to bring people together. With space to cook, gather, and even dance, it's a room that feels as good as it looks. French doors draw you out to a wider-than-average garden, while a separate utility room keeps life running smoothly behind the scenes.

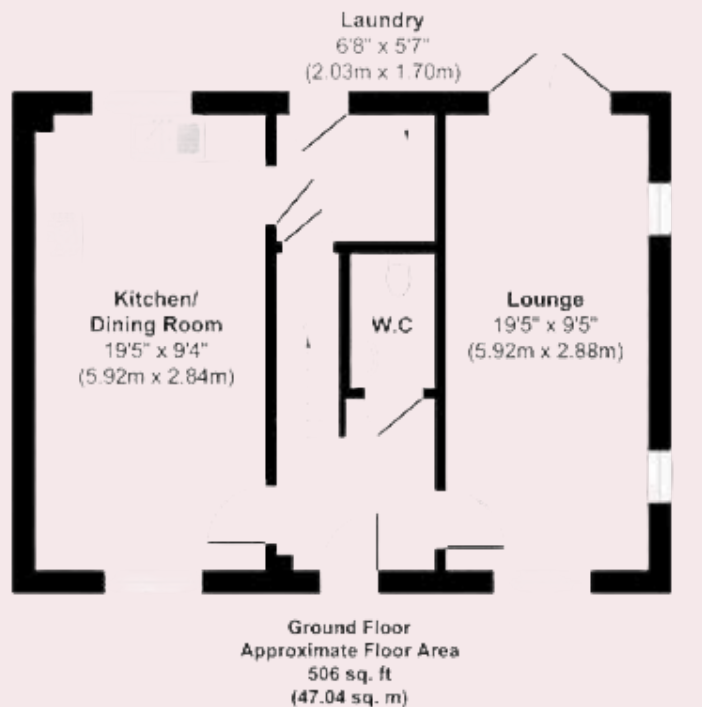
AT THE HEART OF IT ALL

Step through the front door and you'll find a light-filled living room, framed by a beautiful bay window that makes it feel instantly warm and welcoming.

At the back of the house, the kitchen/dining room is the true showstopper – spacious, sociable, and ready for everything from morning coffee to long evenings with friends.

French doors invite you out into a larger-than-average private garden, while a separate utility room with its own door to the driveway and garage keeps the practical side of life neatly tucked away.

A handy downstairs loo completes the picture – every detail designed for comfort and ease.



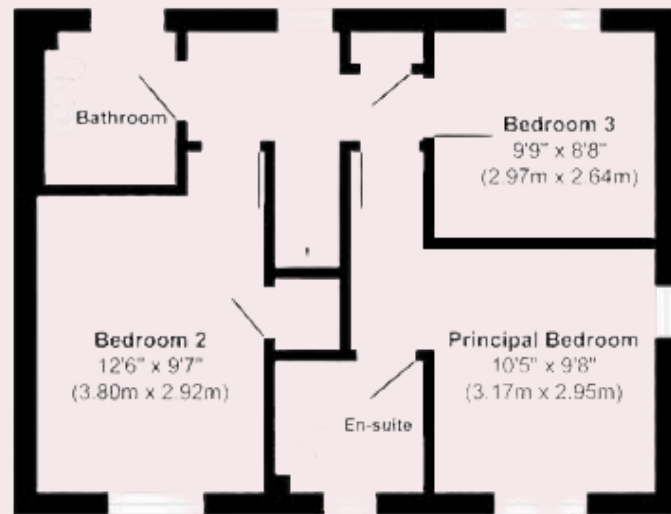


A PLACE TO RETREAT

Upstairs, the home continues to impress with three well-proportioned bedrooms designed to suit every stage of life.

The master suite is a calm and generous retreat, complete with its own en-suite shower room. Two further double bedrooms offer flexibility – whether for family, guests, or a home office – while the sleek family bathroom ties it all together.

Light, space, and thoughtful design make the upstairs feel every bit as inviting as the heart of the home below.



First Floor
Approximate Floor Area:
504 sq. ft
(46.84 sq. m)





BEYOND THE FRONT DOOR

The garden is wider than average, with one side walled for extra character and privacy – a generous outdoor space that's easy to make your own. Whether it's a morning coffee on the patio, children playing, or evenings with friends, it's a garden that feels both practical and inviting.

To the side, a driveway provides parking for one car alongside a pitched-roof garage. Currently partitioned and with power connected, it offers flexibility for storage, hobbies, or a workshop – and can easily be returned to full use if preferred.

Positioned at the front of the development, the home enjoys the best of both worlds: the community feel of Mill Chase, but with a more private, tucked-away outlook than many others nearby.





USEFUL INFORMATION

Freehold

Estate charge £231 per annum

EPC Rating B 93

Mains Gas, Electricity & Water Council Tax

Band E East Hampshire District Council

Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.



OUT AND ABOUT

Living at Miles Road means you're perfectly placed to enjoy the best of Bordon and the surrounding Hampshire countryside.

Whether it's your morning coffee, a relaxed pub lunch, or a night out with friends, everything you need is just a short stroll or drive away.



PUBS

Acorns Coffee and Cake – The Shed, Sergeants Yard, Bordon GU35 0DJ
Café 1759 – Chieftain House, Challenger Place, Bordon GU35 0FP
The Old Dairy Coffee Shop – Unit 5 Hardys, High Street, Bordon GU35 0AY

The Chocolate Frog Tearoom – Oakhanger Farm Business Park, Oakhanger GU35 9JA

From artisan coffee and homemade cake to quirky tearooms, there's no shortage of welcoming spots to catch up, work, or watch the world go by.

FOOD, DRINK & EVENINGS OUT

The Shed – Sergeants Yard, Bordon GU35 0DJ
The Royal Exchange – Liphook Road, Lindford GU35 0NX
The Greedy Fox Bistro – 9 Chalet Hill, Bordon GU35 0TQ

Whether you fancy cocktails in a buzzing social hub, a Sunday roast in a stylish gastropub, or a bistro dinner with friends, you're never far from somewhere special.

SHOPS

Tesco Superstore -- High St, Bordon GU35 0AX
Lidl – 3 High Street, Bordon GU35 0AY
Country Market -- Malthouse and Osborne Farms, Bordon GU35 0QP
One Stop -- Ennerdale Rd, Bordon GU35 0LQ
Bordon Stores -- 36 Chalet Hill, Bordon, GU35 0BQ

Everything you need for day-to-day life is on hand, from big-name supermarkets to local convenience stores.

LEISURE & THE BIG OUTDOORS

Hogmoor Inclosure - Hogmoor Road, Bordon, GU35 9HL (One of the UK's largest nature reserves with woodland walks, cycling trails, and play areas – perfect for adventure and fresh air right on your doorstep).
Bordon Inclosure – Oakhanger Road, Bordon GU35 9JH (woodland walks, cycle routes, wildlife)
The Phoenix Theatre & Arts Centre – Station Road, Bordon GU35 0LR

With woodland walks, local arts, and a vibrant new town centre, Miles Road puts you right at the heart of a community that blends modern living with nature on the doorstep.

MY ETHOS

At Home Matchmaking by Holly, I believe moving home should feel less like a transaction and more like matchmaking. Every home has its own story, and every buyer has their own dreams — my role is to bring the two together.

Instead of chasing volume, I focus on connection. We take time to understand what makes your home special, then present it with care and creativity so the right buyers fall in love with it. It's not about flooding the market; it's about finding the right match.

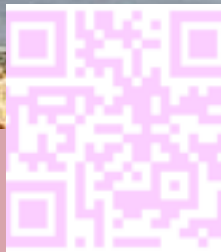
We call it home matchmaking because that's what it is — guiding you through one of life's biggest journeys with honesty, energy, and a genuine passion for helping people move forward.

HOME MATCHMAKING BY HOLLY

I've spent 34 years selling homes across London, Surrey, and Hampshire, running offices, leading teams, and personally selling over £100 million worth of property. But what drives me isn't the numbers — it's the people.

Away from work, life is busy and joyful with my 11-year-old daughter, Isla, our bonkers dog Posy, and our cheeky cat Mindy. They remind me daily what home really means — comfort, laughter, and a place to belong. That's why I pour my heart into helping clients find not just a house, but the right home.





HOME MATCHMAKING BY HOLLY

BESPOKE PROPERTY CONSULTANCY

HAMPSHIRE | SURREY | GLOBAL

E. HOLLY.WILSON@EXP.UK.COM

S. [@homematchmakingbyholly](https://www.instagram.com/homematchmakingbyholly)

T. 07448 263 078