

WELCOME TO

# 169 ST. LUCIA PARK

BORDON, HAMPSHIRE, GU35

**RECEPTION**  
2 + KIT/DINER

**BEDROOM**  
4 BEDS

**SQUARE FOOTAGE**  
1265 SQFT

**BATHROOM**  
2 BATH

**OUTSIDE**  
GARDEN + 2 PKG SPACES





# GET READY TO FALL IN LOVE

St. Lucia Park, Bordon, GU35

## A Home with Heart and Soul

Every now and then, a property comes along that feels instantly special – not just for what it offers inside, but for the life it promises outside. This beautifully presented four-bedroom home on St. Lucia Park is one of those rare finds.

With nothing but green space stretching out from the front door and the peaceful Bordon Inclosure as your neighbour, the setting combines a wonderful sense of openness with the warmth of community living. Step inside and you'll discover a home filled with thoughtful details, stylish finishes, and spaces that invite you to relax, gather, and enjoy.

From the glow of the log burner on a winter's evening, to the oak floors underfoot, to summer dinners in the landscaped garden beneath twinkling spotlights – every corner of this house has been designed with comfort and character in mind. The kitchen is a place to cook and connect, the bedrooms offer space and versatility for modern life, and the finishing touches – like the oak staircase with smoked glass balustrade – set it apart.

This is more than just a house. It's a home that's been cherished, enhanced, and loved. A place where views of endless greenery greet you each morning, and where friends and family can gather with ease.

If you're looking for a home that blends style, practicality, and a truly enviable setting, this could be the one that captures your heart.

HOLLY WILSON  
exp



## THE SHOWSTOPPER

At the heart of this home is a kitchen that inspires. Thoughtfully extended and reconfigured, it combines space, light, and style to create a truly inviting environment. Solid oak worktops, modern fittings, and a clever layout make cooking a pleasure, while the generous footprint invites family and friends to gather, chat, and enjoy the day-to-day in comfort. This is more than a kitchen – it's a space where everyday life feels effortless and special.

# AT THE HEART OF IT ALL

The ground floor of this home is designed for modern living, combining style, warmth, and practicality.

**Spacious Living:** Solid oak flooring flows throughout, while wide archways connect the two reception rooms, maximising light and space.

**Cosy Evenings:** The front living room centres on a stunning log burner – perfect for relaxing with family or friends.

**Seamless Indoor-Outdoor Flow:** At the rear, the extended kitchen and dining area open through French doors to the garden, creating a bright and versatile space for entertaining.

Every detail has been considered to make this floor both beautiful and welcoming – the true hub of family life.



Ground Floor  
Approximate Floor Area  
628 sq. ft  
(58.32 sq. m)

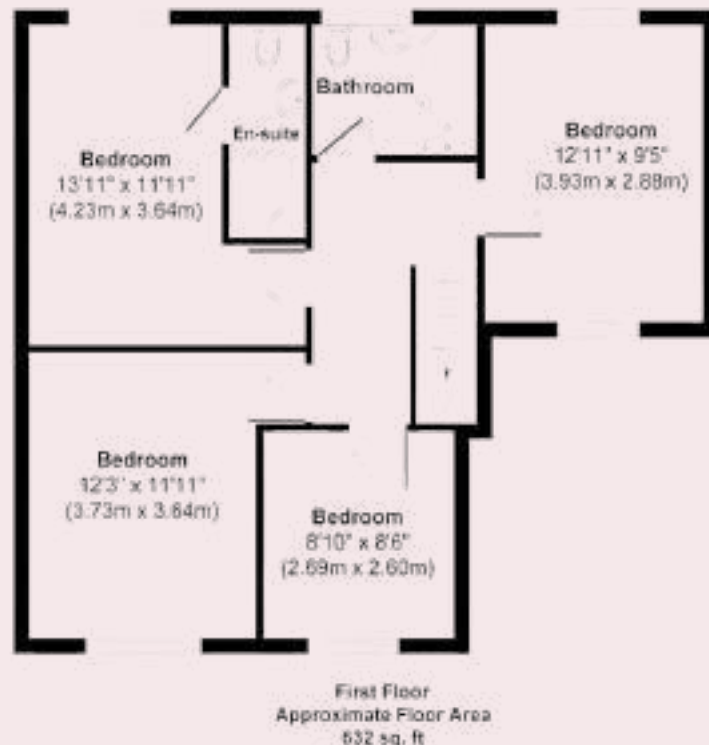




# A PLACE TO RETREAT

Upstairs offers a haven of space, comfort, and versatility for all the family. The master bedroom is generously sized and features a modern en-suite shower room, creating a private retreat. Two further large double bedrooms and a fourth smaller double provide flexibility for family, guests, or home working. A sleek family bathroom completes the floor, with thoughtful design and quality finishes throughout.

Every room has been crafted to feel welcoming and peaceful, offering a perfect balance between shared living downstairs and personal space upstairs – a true sanctuary within the home.





# BEYOND THE FRONT DOOR

Step outside to a garden that's larger than average and designed for living. Landscaped with raised sleepers and fitted with subtle electric spotlights, it's a space that works beautifully both day and night. A large, fully insulated shed with power offers exceptional storage or potential for hobbies, while two private parking spaces at the rear add practicality without compromising on space.

Whether entertaining friends, enjoying a quiet moment, or letting children and pets roam freely, this garden is a rare blend of style, functionality, and tranquillity – a true extension of the home.





## USEFUL INFORMATION

Freehold

Estate/Community charge (est) £450 per annum

EPC Rating C 74

Mains Gas, Electricity & Water Council Tax Band B

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 St. Lucia Park 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](mailto:HOLLY.WILSON@EXP.UK.COM)

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

**T.** 07448 263 075