

WELCOME TO
157 St. Lucia Park
BORDON, HAMPSHIRE, GU35

RECEPTION
2 + Kit/Brk Rm

BEDROOM
4 BEDS

SQUARE FOOTAGE
1211 sq.ft.

BATHROOM
2 BATH

OUTSIDE
GARDEN + PARKING x 3





GET READY TO FALL IN LOVE

St. Lucia Park, Bordon, GU35

A Home That Welcomes You In

Tucked away in one of St Lucia Park's most desirable spots, this detached home combines peaceful surroundings with a real sense of community.

Overlooking a wide green and just moments from Bordon Inclosure, it offers the best of both worlds – countryside calm with everyday amenities close by.

Refurbished in 2020 and lovingly enhanced since, the house feels calm, cared for and quietly stylish. The living spaces flow naturally, opening onto a beautifully landscaped garden designed for relaxing and entertaining. Every detail has been thoughtfully considered, creating a home that's elegant yet effortless to live in.

With woodland walks on the doorstep, bright and balanced interiors, and a layout that works perfectly for modern family life, this is a home that's ready to welcome its next story.



THE SHOWSTOPPER

At the heart of this home, the dining room steals the spotlight. Double doors from the living room, a doorway to the kitchen, and French doors out to the garden make it effortlessly sociable and beautifully connected.

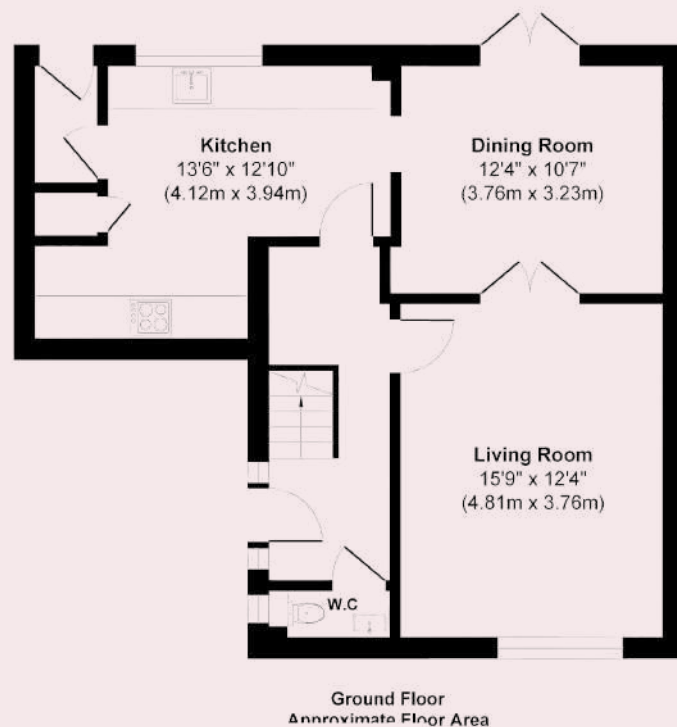
Perfect for everything from lively family dinners to relaxed weekends in the sun, this is a room that flows, welcomes, and invites you to linger

AT THE HEART OF IT ALL

The ground floor is where life truly comes together. Flowing seamlessly from the living room to the dining area and kitchen, each space is filled with light and designed for both everyday family life and entertaining. A convenient downstairs WC adds practicality, while stylish finishes and thoughtful details give the home a sense of effortless class.

Outside, the garden extends the living space, perfect for relaxing, socialising, or simply enjoying the sunshine.

With parking for three cars and views straight across the front to Bordon Inclosure, this home combines convenience, style, and a connection to the great outdoors – the perfect setting for modern family life.

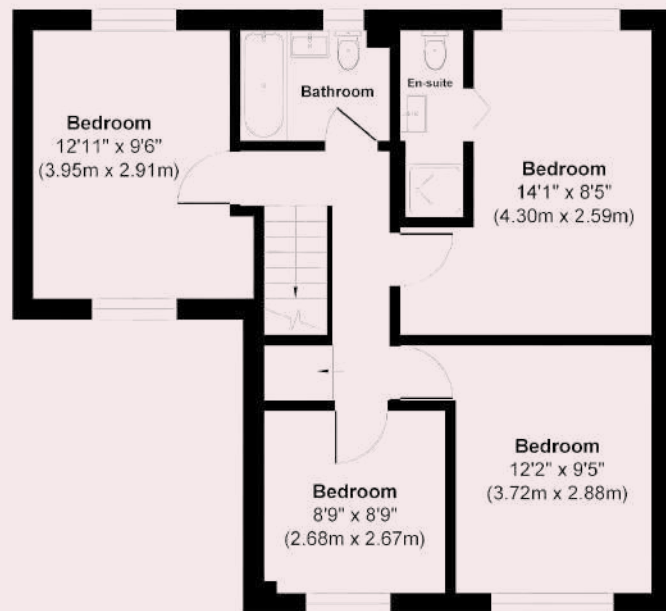




A PLACE TO RETREAT

Upstairs, the home offers a calm and private sanctuary, with light-filled rooms that feel wonderfully spacious. The master suite features its own en-suite shower room, while three further true double bedrooms and a family bathroom provide flexibility and comfort for family or guests.

The sense of light and openness is further enhanced by the glass balustrade in the hallway, thoughtfully added by the owners. With generous storage and beautifully proportioned spaces throughout, this floor is the perfect retreat to relax, recharge, and enjoy everyday life in style.



First Floor
Approximate Floor Area
615 sq. ft.
(57.10 sq. m)





BEYOND THE FRONT DOOR

This home's charm continues outside, with a position that overlooks the wide green of Bordon Inclosure, bringing a sense of space, peace, and connection to nature.

Whether it's morning walks, cycling with the family, or simply enjoying the views, the location is hard to beat.

Practicality meets style with parking for three cars, while the garden extends the living space, offering areas for relaxing, entertaining, or enjoying the sunshine. Beautifully maintained and thoughtfully designed, it perfectly complements the home's interiors and lifestyle.





USEFUL INFORMATION

Freehold

Estate charge £480 per annum (circa)

EPC Rating C 77

Mains Gas, Electricity & Water Council Tax

Band B East Hampshire District Council

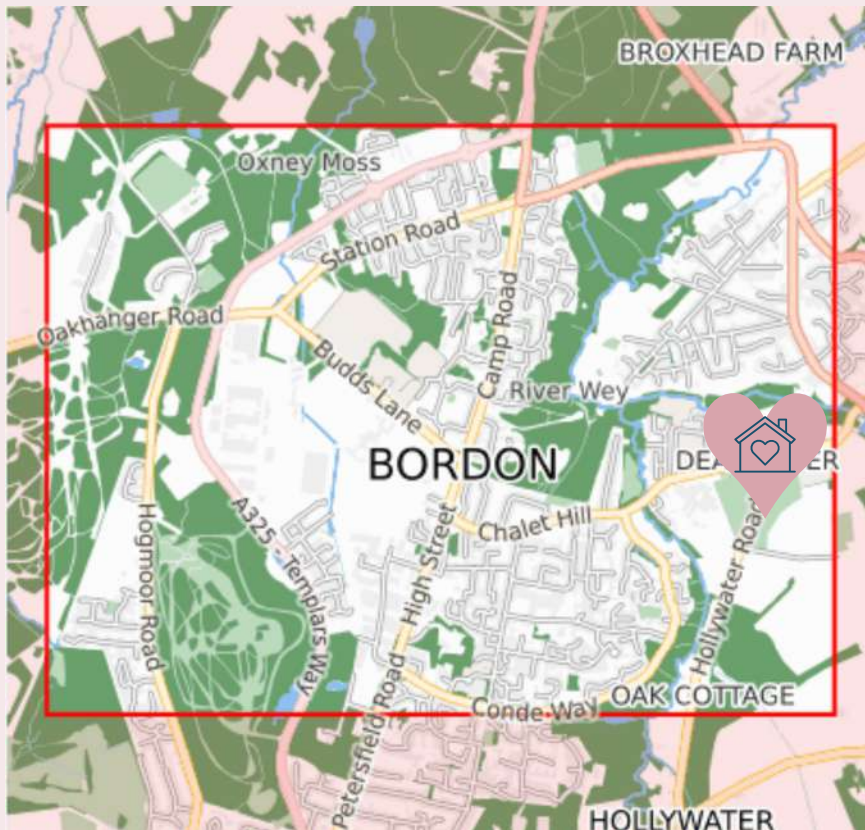
Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.



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

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