

WELCOME TO
20 Sycamore Road
LINDFORD, HAMPSHIRE, GU35

RECEPTION
1+ Kit/Brk Rm

BEDROOM
4 BEDS

SQUARE FOOTAGE
1432 sq.ft.

BATHROOM
2 BATH

OUTSIDE
GARDEN + GARAGE + 1





GET READY TO FALL IN LOVE

Sycamore Road, Lindford, GU35

Spacious Family Home with Great Potential

Perfectly positioned on the edge of one of Lindford's most desirable developments, this detached four-bedroom home offers a wonderful balance of space, flexibility, and opportunity. Set across three floors, it's a property designed for family life – practical, well-proportioned, and ready for someone to make it their own.

With a peaceful outlook close to the village hall, park, and open green spaces, it's a home that combines village charm with modern convenience.

Thoughtfully laid out with bright living areas, generous bedrooms, and plenty of storage, it's the ideal canvas for those looking to settle, grow, and add their personal touch. Offered with no onward chain, this is a home full of potential – one that's ready to evolve with its next owners.



THE SHOWSTOPPER

The standout feature of this home is the spacious living room, stretching across the rear and opening directly onto the garden through French doors. It's a space made for both relaxation and gatherings – light, airy, and effortlessly sociable.

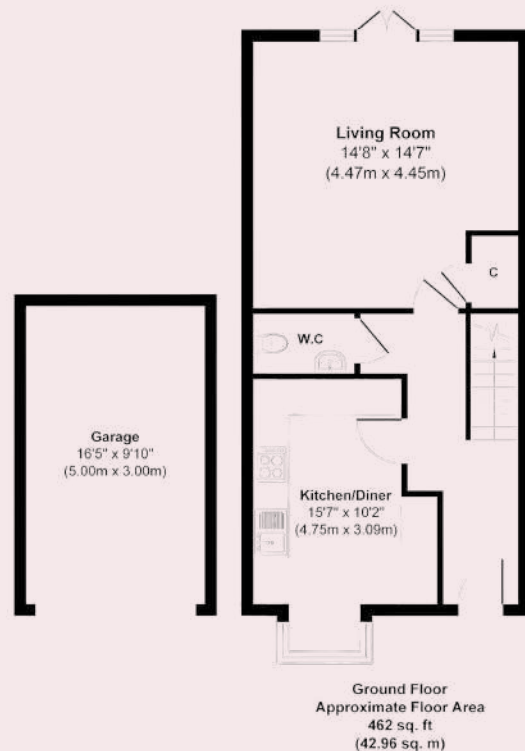
Whether it's quiet evenings by the TV or family celebrations that spill out into the garden, this room brings people together and forms the true heart of the home.

AT THE HEART OF IT ALL

The ground floor has an easy, welcoming charm that instantly feels like home. The bright hallway leads into a modern kitchen/breakfast room – the perfect place to start the day, with space for morning chatter over coffee or weekend pancakes.

At the rear, the generous living room opens through French doors to the garden, creating a natural flow that makes family life and entertaining feel effortless.

Every corner feels warm and inviting, designed for real living rather than just looking good. Whether it's children playing, friends gathering, or quiet evenings at home, this floor brings everyone together – practical, charming, and full of heart.



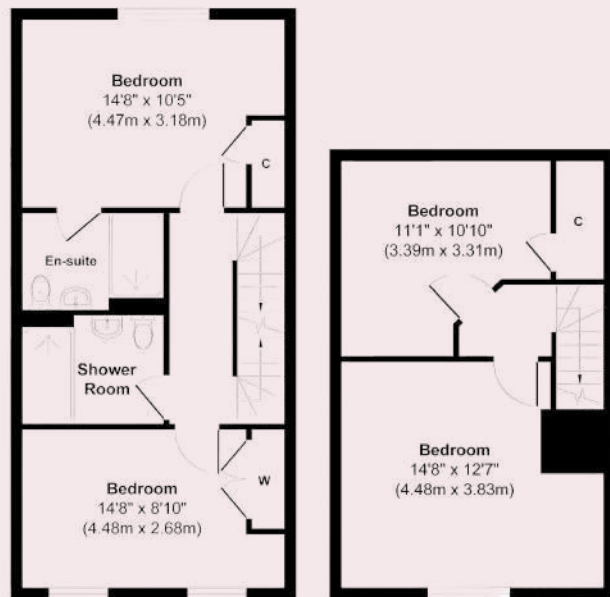


A PLACE TO RETREAT

Upstairs, calm and comfort take centre stage. The principal bedroom offers a peaceful haven with built-in storage and an en-suite shower room, while a second double and family shower room complete the first floor.

The top floor adds two further spacious bedrooms – perfect for children, guests, or home working – giving everyone a place to call their own.

No matter which window you look out of, you're met with views of green treetops, allowing a sense of peace and tranquillity to flow through the home. Light, airy, and thoughtfully designed, it's a floor that feels calm, connected to nature, and wonderfully private – the perfect retreat at the end of a busy day.



First Floor
Approximate Floor Area
462 sq. ft
(42.89 sq. m)





BEYOND THE FRONT DOOR

Step outside and you'll find a well-established garden that feels private and inviting – a lovely extension of the living space. Opposite the house sits a garage with parking and an additional parcel of land, offering both practicality and exciting potential. With conversations already had about the future possibility of combining plots (subject to planning), it's a rare opportunity for those with vision.

Life in Lindford offers the best of both worlds – a friendly village feel with modern amenities close by. From community events and the popular Royal Exchange gastropub to nearby Bordon's vibrant Shed and Hogmoor Inclosure, everything you need is just a short walk or drive away. This is a home that offers space, scope, and a setting that makes everyday life feel that little bit easier.





USEFUL INFORMATION

Freehold

Estate charge £270 per annum (circa)

EPC Rating C 78

Mains Gas, Electricity & Water Council Tax

Band D East Hampshire District Council

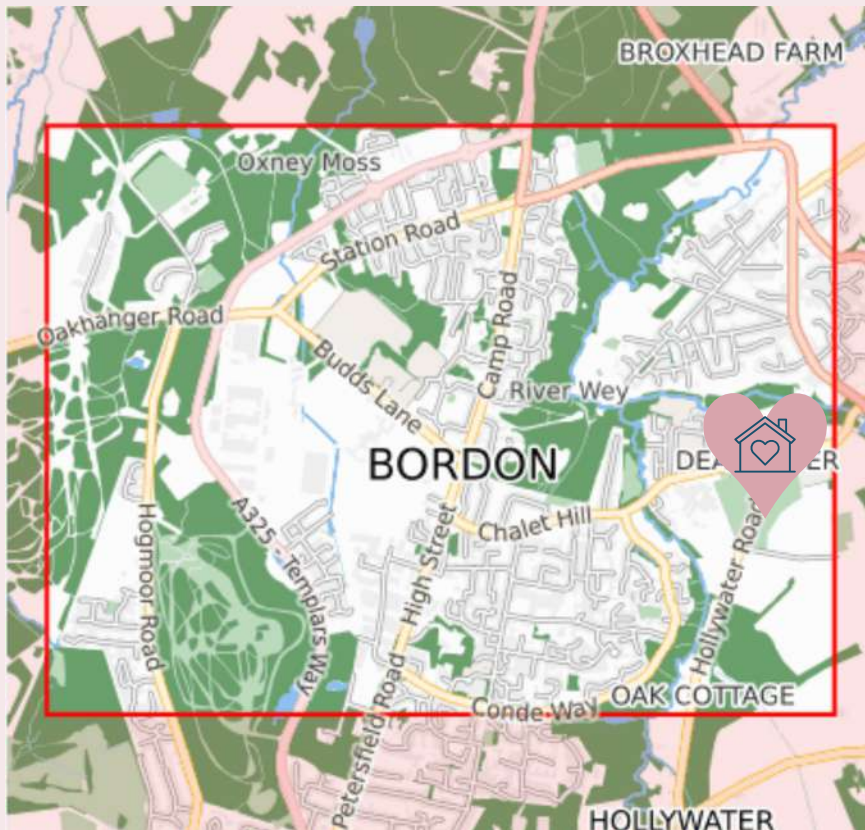
Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.



OUT AND ABOUT

Living at Sycamore 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
The Royal Exchange - Liphook Road, Lindford, Hampshire

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 263 075