



11 Hinstock Close, Farnborough, GU14 0BE

Guide price £525,000







# 11 Hinstock Close

Farnborough, GU14 0BE

- Three Bedroom Family Home
- Outstanding Kitchen/Dining Room
- Beautiful Garden Room/Conservatory
- Downstairs W/c
- Stunning Decorative Condition
- Separate Lounge & Family Room
- Ensuite To Bedrom One
- Close To Mainline Train Station & Town Centre

Located in the beautiful Hinstock Close, Farnborough, this charming property presents a fantastic opportunity for those in search of a welcoming and serene retreat. Perfect for families or individuals, this delightful home radiates warmth and comfort in every corner.

From the moment you arrive, the well-kept exterior immediately conveys the care lavished on this wonderful house. Step inside to discover a bright and functional layout, perfectly combining practicality with inviting spaces designed for relaxation or entertaining. Large windows bathe the living areas in natural light, creating an airy and uplifting atmosphere throughout.

At the heart of the home lies a thoughtfully equipped kitchen. With ample storage and work surfaces, it caters to modern living and is ideal for culinary creativity. Adjacent is a lovely dining space, perfect for everything from intimate dinners to lively family meals.

The generously proportioned bedrooms offer an inviting retreat, each room thoughtfully arranged to maximise natural light and space, providing the perfect setting for rest and unwinding. Stylish bathrooms add a modern touch, ensuring convenience and elegance.

The garden is a true gem—beautifully designed for outdoor living. Whether it's hosting barbecues in the bespoke outdoor kitchen, or unwinding in the sauna and shower area, this outdoor haven offers something truly special. Tranquility abounds in the surrounding area, yet all the amenities and excellent transport links of Farnborough remain just moments away.

This property is an unmissable gem, offering an idyllic lifestyle in a thriving community. Make it your next home and embrace all that Hinstock Close has to offer!



## Entrance Hall

## Lounge

## Kitchen/Diner

20'6x15'5 (6.25mx4.70m)

## Family Room

9'4x8'6 (2.84mx2.59m)

## Utility Room

29'6"29'6" x 19'8"6'6" (9'9 x 6'2)

## Conservatory

23'8x8'8 (7.21mx2.64m)

## Downstairs Cloakroom

## Sauna

## First Floor

## Bedroom One

14'6x9 (4.42mx2.74m)

## Ensuite

## Bedroom Two

12x10'7 (3.66mx3.23m)

## Bedroom Three

10'2x9 (3.10mx2.74m)





## Home Office

## Bathroom

## Outside

The garden is nothing short of extraordinary—crafted with outdoor living in mind. From hosting memorable barbecues in the custom-built outdoor kitchen to indulging in the opulent hot tub or finding tranquillity in the private sauna and shower area, this outdoor sanctuary provides an unparalleled experience.

## Directions

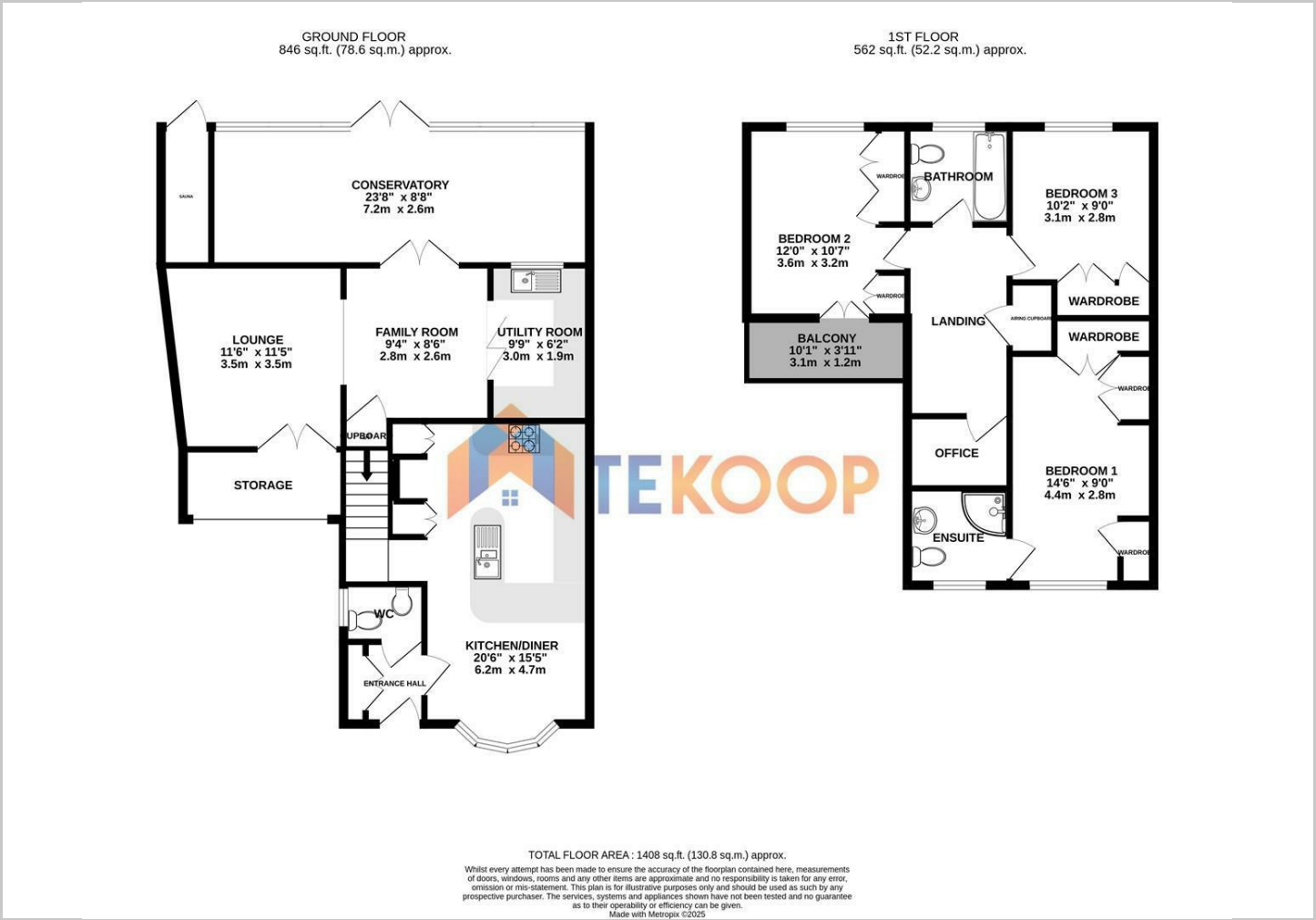
Try "WHAT THREE WORDS" Every 3 metre square of the world has been given a unique combination of three words. Used for e-commerce and delivery, navigation, emergencies and NOW ESTATE AGENCY. If you are struggling to find this property - Use What Three Words on your phone or tablet and type; [///ending.riders.cotton](http://ending.riders.cotton)







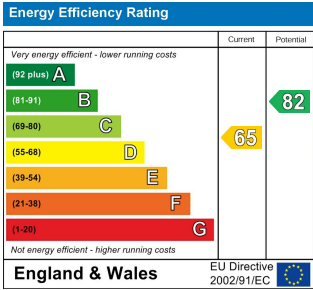
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our TE KOOP Office on 01252 561000 if you wish to arrange a viewing appointment for this property or require further information.

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