

24 St Andrews Road,
Whitehill, Bordon, Hampshire
GU35 9QN

Peter **Leete**
and Partners
ESTATE + AGENTS



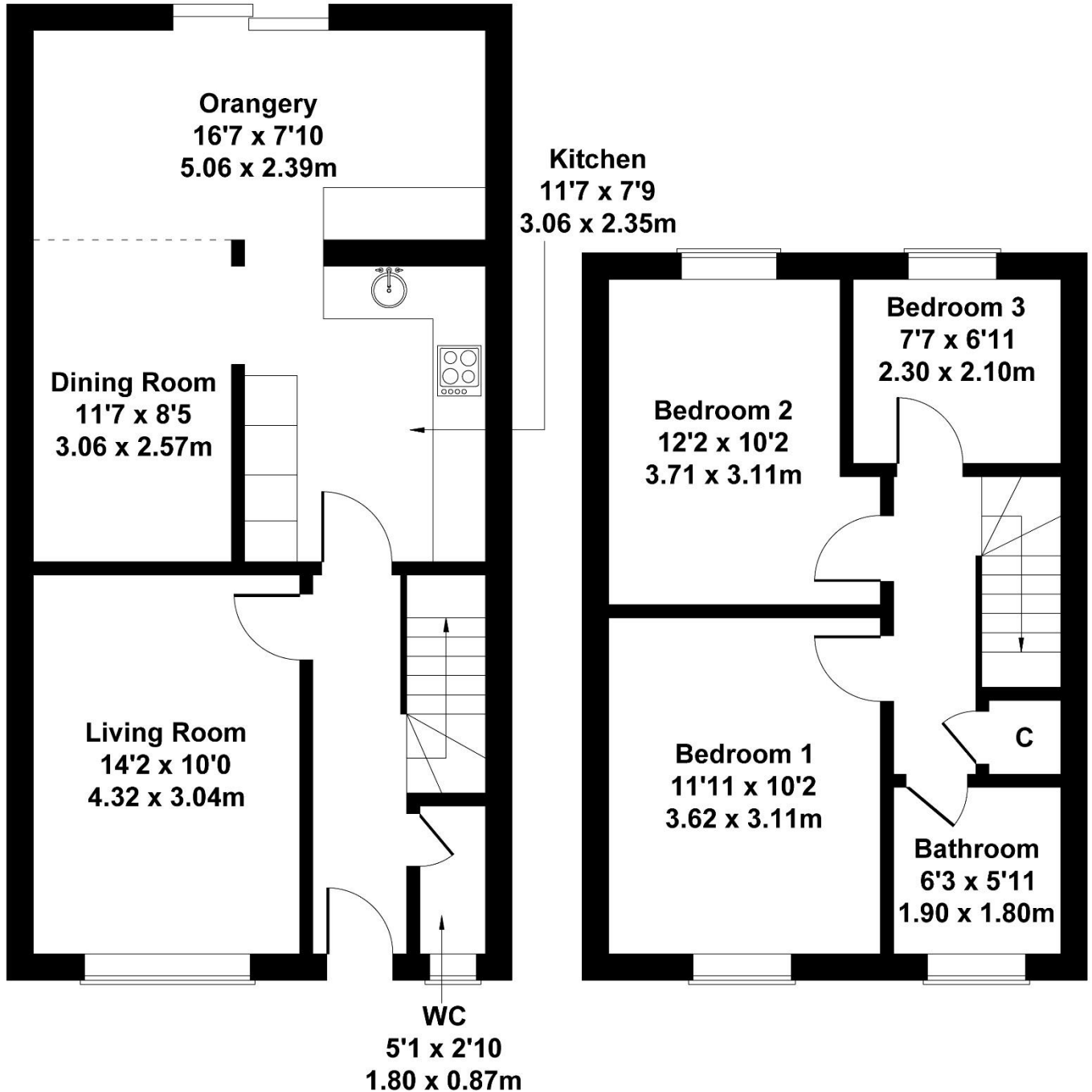
**A 3 bedroom end terraced property backing west onto the adjacent golf club fairways and with an Orangery extension to the rear.
Single garage in adjacent nearby block.
Quiet location close to Blackmoor Golf Club/Hogmoor Inclosure.**

PRICE £350,000 FREEHOLD



St Andrews Road. Whitehill

Approximate Gross Internal Area
1012 sq ft - 94 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

24 St ANDREWS ROAD WHITEHILL

EPC: C Council Tax: C



GENERAL:

Offered with no onward chain. An end of terrace property built by Hollybourne Developments and extended to the rear of recent years to provide an Orangery into the westerly facing garden. This room with its glass roof provides ample light into the connecting kitchen and dining room. The kitchen being well equipped with wall and base units extending to a breakfast bar with additional space and plumbing for washing and drying machines. The whole of the rear offering good sized accommodation for year round living and the added benefit of a separate living room with views to the front garden.

There is a cloakroom off the entrance hall with staircase to first floor landing. Bedroom 1 overlooks the front aspect and lawned garden with bedrooms 2 and 3 overlooking the Golf Course and light woodland to the rear. There is a family bathroom with bath, wc and wash basin. At a convenient remove is a single garage in an adjacent block with additional surface parking for the immediate residents benefit. The rear garden is easily maintained with a decking area and timber garden store with additional gated access to the side rear entrance.

SITUATION

The general area has seen much investment with new green open areas including the Hogmoor Inclosure with investment into road, community schemes and facilities to include the new leisure centre in Bordon, the opening of the new school, Oakmoor and a new town centre with offices shops and restaurants planned for the future. St Mathew's primary school is also nearby. St Andrews lies on the border of the Blackmoor Golf Club fairways and just south of the Hogmoor Inclosure offering 54 hectares of woodland with play areas, café and many footpaths for walks or cycling all within a few hundred metres of the property. Nearby is the border with the South Downs National Park and again this includes a wonderful

walking/cycling area around Longmoor woodland. This in turn forms part of the Shipwrights Way a pathway for walking, cycling and horse riding which runs from Alice Holt Forest in the north all the way to Portsmouth Harbour in the south, approximately 50 miles in distance. Both Bordon and Liphook afford shopping facilities and large supermarkets such as Tescos and Sainsburys. Liphook enjoys a main line railway station to London Waterloo in just over an hour and Portsmouth on the South Coast in 45 minutes. The A3 is 3 miles away affording dual carriageway road links to both London and the south coast. The A3 in turn provides access to the M25 at Wisley (33 miles) and both the main airports of Heathrow (40 miles) and Gatwick (52 miles). More comprehensive facilities can be found in the nearby towns of Petersfield and Alton.

VIEWINGS:

Strictly by appointment with the sole Agents: Peter Leete and Partners 01428 604480.

SPECIAL NOTES:

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