



32 BROOMFIELD ROAD

WHITEHILL • HAMPSHIRE

32 Broomfield Road, Whitehill, Hampshire, GU35 9QG

Extended 3/4 bedroom house in a quiet cul de sac offering flexible ground floor accommodation plus driveway parking and enclosed rear garden.

- Driveway parking to the front for approx. four cars
- The front door opens into a modern entrance hall, which in turn leads into a spacious sitting room with plenty of space for lounge furniture and children's play things or a gaming area etc
- To the side is an additional reception room offering a versatile range of uses from play room to study, music room or home gym, whilst also offering the potential as a ground floor double bedroom as it benefits from built in wardrobes/storage and has been used as such in the past
- A wide opening from the sitting room leads to the breakfast room/kitchen and a triple aspect dining room beyond that which overlooks, and offers direct access onto, the garden
- The kitchen offers an excellent range of drawer and cupboard storage with plentiful work tops above. It also features an integrated electric hob, double oven and coffee machine with space for a dishwasher. There is also underfloor heating, perfect for keeping toast warm toes while making a brew! which extends into the utility area
- Off the utility room is a ground floor shower room
- Moving to the first floor, there are three good sized bedrooms and a modern family bathroom; the shower over the bath featuring a rainfall shower head
- The garden to the rear is enclosed and low maintenance with a level lawn adjacent to the house, flanked by raised flower beds leading to a paved terrace with garden shed.



KEY INFORMATION

3 / 4 Bedrooms
Quiet cul de sac
Driveway parking
Enclosed rear garden
Modern kitchen and bathroom
3 Reception rooms
Close to Hogmoor Inclusion

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

A family friendly cul de sac of only 16 homes nestled between the leafy woodland environs of Hogmoor Inclosure and Blacknest Golf Course on the fringe of Whitehill and Blackmoor.

Whitehill is a small village benefitting from a small number of local shops, with a greater range of shops and facilities close by in the neighbouring town of Bordon. The larger towns of Farnham and Petersfield are close by with main line railway stations offering a fast service into London Waterloo (Liphook and Liss offer a stopping service, both approx. 5-6 miles away). Bordon had a long standing history with the British Army, however following their departure in 2015 there has been an extensive programme of development for Whitehill and Bordon. Hogmoor Inclosure is ideal for walking (or Park Runs) and The Deadwater Valley Nature Reserve also covers much of Whitehill.

The village falls on the edge of the South Downs National Park offering some lovely views.

Blackmoor is a small village, once described as "a textbook example of a Victorian estate village". Blackmoor Estate is now a large farming company of which Blackmoor Nurseries is a part of, and is one of the largest specialist fruit nurseries in England. The annual Blackmoor apple tasting day has been a hugely popular free family event for over fifty years. The Victorian village hall, originally the school, is a Grade 2 listed building, and the more modern St Matthew's primary school is close by with further schools including the recently built Secondary School in the neighbouring town of Bordon.

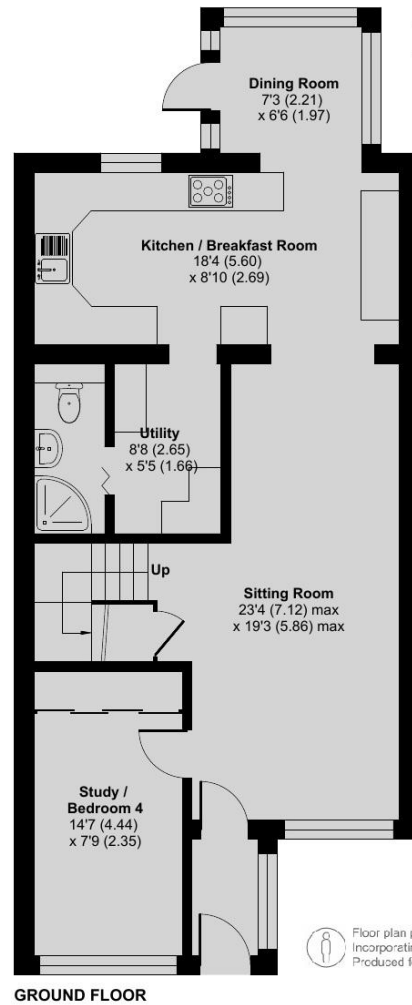
Tenure: Freehold

EPC Rating: C

Council Tax Band: C (Correct at time of publication and is subject to change following a council revaluation after a sale)

Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

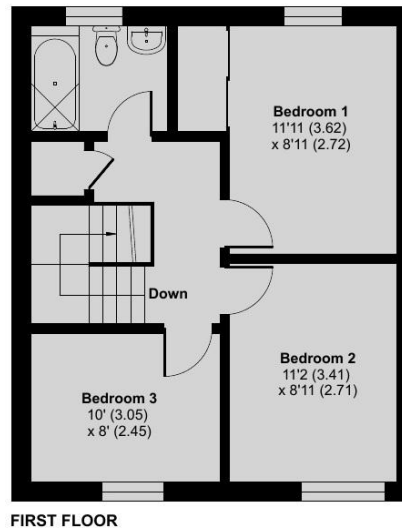
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Approximate Area = 1193 sq ft / 110.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecm 2026. Produced for Seymours Estate Agents. REF: 1420510

