

17 CHIEFTAIN STREET

BORDON • HAMPSHIRE

17 Chieftain Street, Bordon, Hampshire, GU35 0UG

A beautifully presented two-bedroom home, built in 2022 by Taylor Wimpey offering stylish, low-maintenance accommodation ideally suited to modern living. Level enclosed garden and driveway parking.

- Situated on Chieftain Street, within Bordon's popular Dukes Quarter development, the property is conveniently placed within easy walking distance of the town centre, shops, cafés and community facilities.
- A pathway leads through the shrub-planted front garden to the front door, while a driveway to the side provides off-road parking for two cars.
- A welcoming entrance hall includes a particularly deep storage cupboard and a useful cloakroom.
- The modern kitchen is fitted with an excellent range of drawer and cupboard storage, together with integrated appliances including an oven, hob, dishwasher and fridge/freezer. Low-level feature lighting provides an attractive finishing touch.
- Karndean flooring flows seamlessly from the kitchen into the generous open-plan sitting/dining area, creating a sociable and versatile living space with patio doors opening directly onto the garden.
- Upstairs, the principal bedroom benefits from a full wall of fitted wardrobes, while the second double bedroom includes a useful built-in cupboard. Both rooms feature impressively deep windows which allow natural light to flood the accommodation.
- A well-appointed family bathroom completes the first-floor layout.
- Despite its relatively young age, the rear garden is already beautifully established, with mature shrubs and magnificent hydrangeas creating a relaxed and colourful setting in which to enjoy the garden. Predominantly laid to lawn, it includes a patio beside the house and an additional herringbone-style block-paved feature terrace tucked into one corner, providing a choice of sunny or shaded areas for outdoor dining and relaxation.



KEY INFORMATION

Two double bedrooms
End of terrace
Driveway Parking
Modern kitchen and bathroom
Generous garden
Balance of a 10 year NHBC warranty

Aberdeen House, Headley Road, Grayshott, GU26 6LD

01428 771155

sales@seymours-grayshott.co.uk









LOCATION

Chieftain Street is a small residential road within a new build development presented for occupation in 2022 by Taylor Wimpey. Bordon itself is a historic town surrounded by acres of woodland, including The Deadwater Valley Nature Reserve. As part of the redevelopment (following the departure of the British Army in 2015) there is a modern secondary school, sports centre (with 25-metre swimming pool, teaching pool, gym and fitness studios) and leisure facility called 'The Shed' (a lively food, drink and entertainment venue hosting markets, live music and family events - theshedwb.com). Hogmoor Inclosure is close by, offering 54 hectares of woodland and heathland; ideal for walking, playing, enjoying a coffee in the cafe or partaking in a Park Run.

The Forest Centre sits close to Bordon High Street offering a range of shops (Boots, B & M, Lidl, post office), a gym (Anytime Fitness), a café, community centre and the local Library. There are a good number of local shops and facilities beyond The Forest Centre including Tesco, a range of smaller independent shops and restaurants and Country Market garden centre and farm shop. There are a number of doctors surgeries including The Chase community hospital. Bordon Infant School, Junior School and Oakmoor Secondary School are all situated close by, alongside a number of nursery settings.

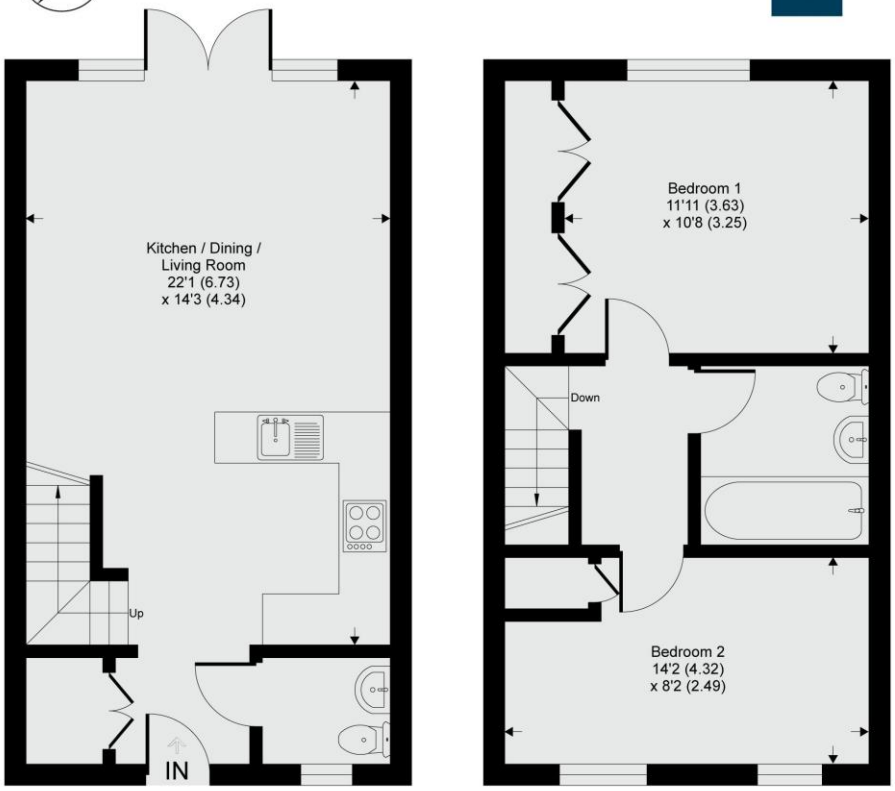
The larger towns of Farnham and Petersfield are close by with main line railway stations offering a fast service into London Waterloo (Liphook and Liss offer a stopping service, both approx. 5-6 miles away).

Tenure: Freehold **EPC Rating:** B **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. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

Private Road: Annual service charge for the development – awaiting details

Approximate Gross Internal Area = 70.7 sq m / 762 sq ft



Ground Floor **First Floor**

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