



WRENDALE

WHITEHILL • HAMPSHIRE

Wrendale, 73 Liphook Road, Whitehill, Bordon, Hampshire, GU35 9DA

Attractive three bedroom bungalow comprehensively refurbished and modernised over the last few years, offering ready to move into "show home" accommodation. It is well positioned for walks within acres of wood/heathland at Woolmer Forest and The Ranges opposite, whilst only being a few minutes drive from the A3.

A spacious detached bungalow offering approximately 1,306 sq ft of well-planned accommodation, complemented by an attached garage and generous driveway parking.

The property is approached over a large driveway providing off-road parking for a number of vehicles and access to the attached garage, which includes useful storage above. A deep covered entrance porch creates an inviting first impression, offering shelter when welcoming guests and plenty of space for seasonal planters pumpkins and Christmas decorations!

Once inside, the entrance hall leads to two impressive reception spaces. Measuring 20'8 in depth, the dual-aspect sitting room offers ample space for both family life and entertaining. A centrally positioned wood-burning stove provides a cosy focal point during the colder months, while wide tilt-and-slide patio doors open directly onto the garden, creating an easy connection between the interior and outside during the summer.

Equally generous is the 20'8 kitchen/dining room, which also enjoys a dual aspect, a corner wood-burning stove and tilt-and-slide doors opening onto composite decking. Positioned alongside the dining area, the decking becomes a natural extension of the room,

making it particularly well suited to outdoor dining and entertaining.

The kitchen itself was newly fitted in 2025 and combines attractive styling with excellent practicality. Hand-painted cabinetry is complemented by quartz worktops, while a substantial central island is topped with an impressively wide oak surface extending to form a breakfast bar. Further features include a Quooker tap, separate drinking-water tap, integrated dishwasher, double oven and induction hob, together with space and plumbing for an American-style fridge/freezer. An adjoining utility room provides additional storage, space and plumbing for both a washing machine and tumble dryer, plus the convenience of an external door.

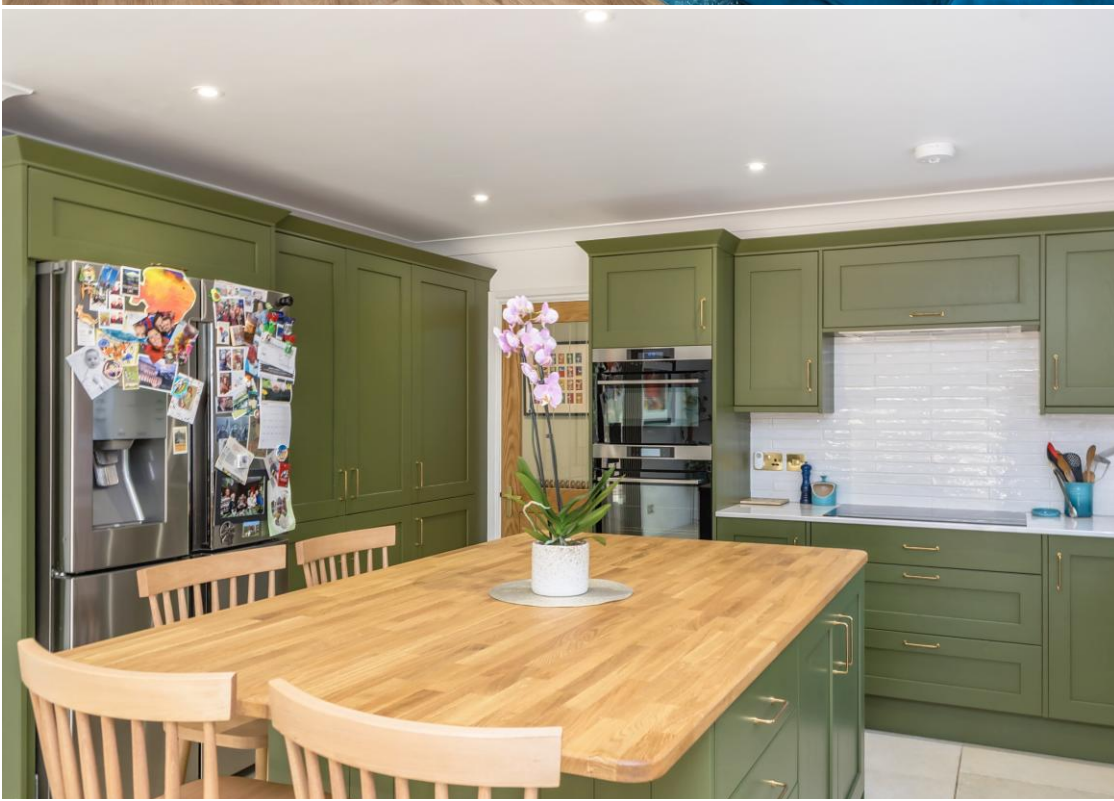
Continuing down the hallway, the bedroom accommodation is set apart from the main living areas, creating a welcome sense of separation despite the property being arranged entirely on one level. All three bedrooms are doubles, the principal bedroom benefitting from a full wall of fitted wardrobes and a stylish, fully tiled en suite shower room, where the walk-in shower incorporates both rainfall and traditional shower heads. The remaining two bedrooms share a contemporary family bathroom. Subject to the usual planning and building regulations, there is also potential to extend into the loft if additional accommodation is desired.



ABERDEEN HOUSE, HEADLEY ROAD, GRAYSHOTT, GU26 6LD

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OUTSIDE AND FURTHER INFORMATION

The fully enclosed rear garden has been thoughtfully arranged for both relaxation and entertaining. Immediately adjoining the house is a substantial area of modern composite decking, constructed on aluminium supports to provide an attractive, durable and low-maintenance outdoor space ideal for dining and gathering around a BBQ. Beyond lies a lawn and a further paved terrace, perfectly positioned for a corner sofa, seated firepit area or childrens' play equipment. Raised flower beds extend along the rear boundary, adding colour and structure, completing this appealing and easily managed garden.

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: F (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





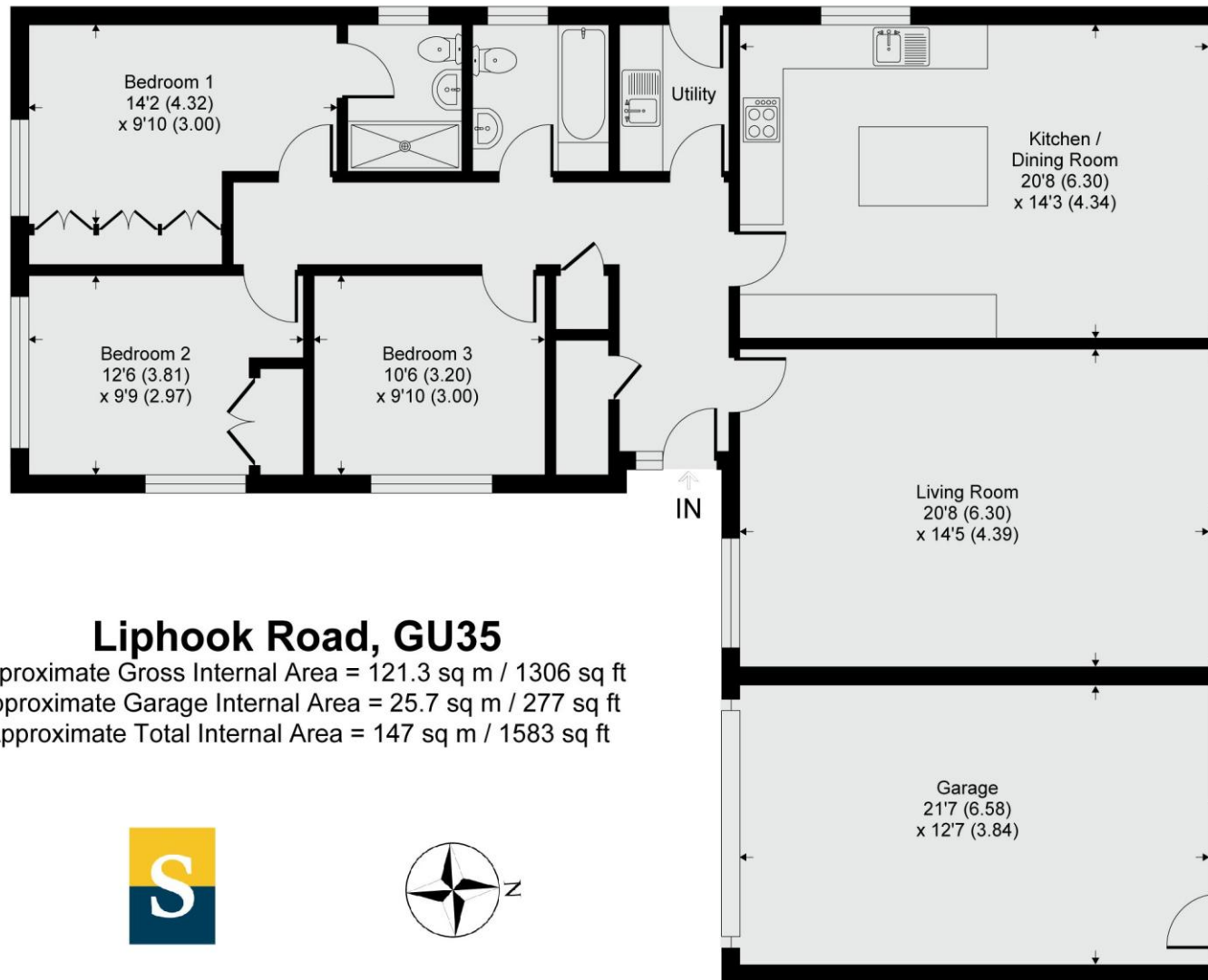
LOCATION

Situated amongst a range of period and modern detached homes opposite woodland walks within Woolmer Forest on South Downs National Park. Within an easy walk of shops and services in both Bordon and Whitehill. St Matthew's primary school is close by with further schools including the newly built Secondary School in the neighbouring town of Bordon.

Blackmoor Golf Course, established in 1913, is less than a mile away. It's a traditional heathland course, interspersed with Pine, Birch and Oak trees. Designed by Harry Colt it is a lovely facility to have on the doorstep and as well as affording lovely views, it offers beautiful walking opportunities, as well as the odd round of Golf! Hogmoor Inclosure is close by (ideal for walking, playing, enjoying a coffee in the cafe or partaking in a Park Run). 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.

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. Further details can be found at www.whitehillbordon.com.





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