

23 ST ANDREWS ROAD

WHITEHILL • HAMPSHIRE

23 St. Andrews Road, Whitehill, Hampshire, GU35 9QN

Situated in a quiet residential position nestled between the open spaces of Hogmoor Inclosure and Blackmoor Golf Course. This three bedroom house offers scope for refurbishment and is presented with vacant possession and no onward chain.

- A well loved home for over 20 years offering an ideal space for a professional couple, family, downsizer or investment purchaser
- Level front garden with a path to the front door
- Entrance porch with inner door opening to a reception hall with cloakroom and stairs to the first floor
- 24'5 long, dual aspect reception room offering plenty of space for both lounge and dining furniture
- Rear aspect kitchen with a range of fitted drawer and cupboard storage in addition to an integral oven and gas hob. A door opens directly out onto the garden. Scope to re-configure the dining area and kitchen to open up into one large open plan area. Adjoining neighbours have added conservatories providing an alternate option
- Three first floor bedrooms; 2 doubles and a single. The principle bedroom benefitting from built in wardrobes
- Family bathroom
- South-east facing rear garden, with a paved patio adjacent to the house plus a lawn and formal flower bed behind a low raised wall. In the far corner is a garden shed and gated access out onto a pathway
- Single garage in a block with a parking space in front
- Scope for refurbishment
- Offered with no onward chain.



KEY INFORMATION

Offered with no onward chain
Three bedrooms
Generous rear garden
Fitted kitchen
Bathroom

Aberdeen House, Headley Road, Grayshott, GU26 6LD

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LOCATION

St Andrews Road is a quiet residential position with Hogmoor Inclosure close by (ideal for walking, playing, enjoying a coffee in the cafe or partaking in a Park Run), as is the historic Blackmoor Golf Course which was established in 1913. 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!. The Deadwater Valley Nature Reserve also covers much of Whitehill.

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 village falls on the edge of the South Downs National Park offering some lovely views. 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. As part of the redevelopment there is a modern secondary school, sports centre (with main pool and baby pool) and leisure facility called 'The Shed' (theshedwb.com).

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)

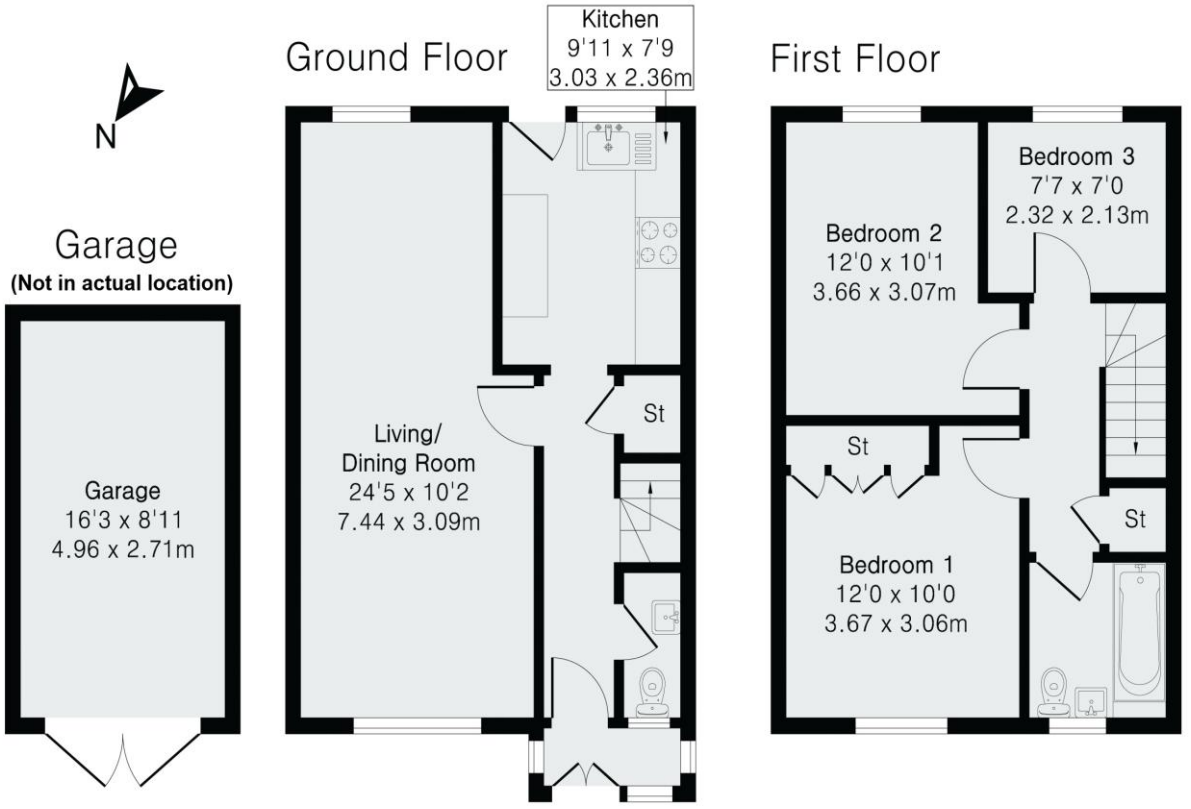
Services: The property has mains water, electricity, gas fired central heating to radiators and mains drainage. **Broadband and Mobile services:** Visit checker.ofcom.org.uk

The Property Ombudsman

Approximate Gross Internal Area 822 sq ft - 76 sq m

Ground Floor Area 419 sq ft – 39 sq m

First Floor Area 403 sq ft – 37 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Seymours



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