





Jacobs & Hunt are delighted to bring to market this superb three bedroom semi-detached home, with garage and driveway parking, located on a quiet no-through road backing onto woodland and common in Whitehill, Bordon.

The property has undergone a series of improvements from the current owner and is tastefully decorated throughout.

Upon approach, you will note the property occupies a corner plot, benefitting from a single garage and off-road parking for numerous vehicles, as well as an EV charging point. There is an area laid to lawn on approach to the front door as well as a store/workshop. Both the garage and the workshop have light and power - with the garage offering further overhead storage.

Entering the property, there is a useful porch to kick off muddy boots and hang up coats. This leads through to a wonderful, spacious sitting/dining room filled with natural light through a large bay window. The space has been recently re-carpeted and offers ample space for a seating area and a dining table.

The kitchen is modern and well-presented with oak flooring and worktops, as well as a range of base and eye level units. There is a four-ring gas hob with extractor hood as well as space and plumbing for fridge/freezer and washing machine. A dishwasher is integrated. Door to rear garden.

Upstairs, there are two well-presented, generous double bedrooms as well as a third single bedroom/study. These are serviced by a newly fitted family bathroom with a bath, with shower overhead.

There is a generous west-facing rear garden with a patio



ideal for entertaining guests or al-fresco dining. The remaining area is mainly laid to lawn with a selection of trees, shrubbery and plants as well as a raised bed. The garden is private and there is also a pathway and gate to the common/woodland to the rear of the property.

The property is ideally located close to Hogmoor Inclosure, a beautiful nature reserve, providing ample opportunities for outdoor recreation and relaxation. This property is perfect for second steppers looking for more space, or first-time buyers looking for a comfortable and welcoming home in a peaceful location. Don't miss your chance to view this fantastic property.

Bordon is situated in the A3 / M3 corridor and benefits from good road and rail links to both London and the South Coast. In 2010 Whitehill and Bordon was awarded significant funding to be redeveloped following the departure of the army. As well as new roads and approximately 3000 new houses Whitehill and Bordon will also be benefiting from a new town centre with many popular retailers looking to open in the town with a new Leisure Centre and Entertainment Hub 'The Shed' already opened. A new High School opened in 2019 and the town has 4 infant and junior schools. Rural space is plentiful in Bordon with the Hogmoor Inclosure, Woolmer Ranges, Deadwater Valley and Alice Holt Forest all a short distance from the property. Golfers can enjoy Blackmoor, Liphook, Blacknest and Petersfield golf courses nearby. The market towns of Alton and Farnham are both within 10 miles.

Double glazed throughout
All mains services
Gas central heating



Council tax Band D - £2,232 Per Annum

EPC - to follow

Viewing through the Vendors Sole Agent, Jacobs & Hunt, Petersfield.

WE ARE OPEN 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!



Juniper Close, Whitehill, Bordon

Approximate Gross Internal Area = 63.0 sq m / 678 sq ft
 Outbuildings = 24.7 sq m / 266 sq ft
 Total = 87.7 sq m / 944 sq ft

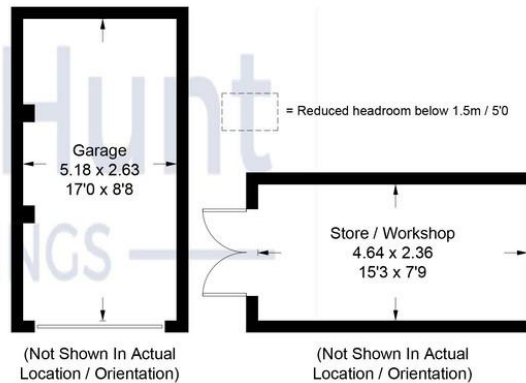
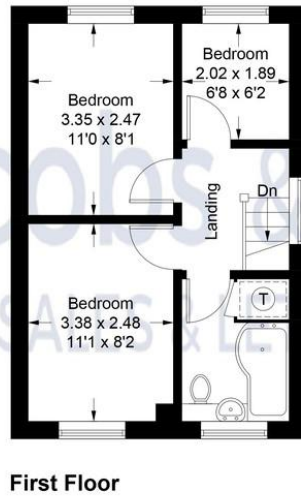
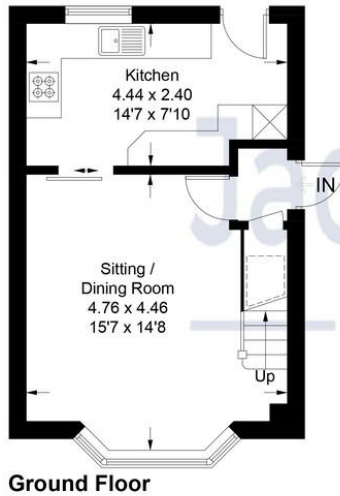


Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1213708)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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