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# 11 Heather Close

Whitehill | Hampshire | GU35 9DU



## 11 Heather Close

Whitehill, Hampshire, GU35 9DU

Freehold

Charming two bedroom bungalow in level enclosed gardens with driveway parking to the front and detached garage. Quiet residential position overlooking a central green. No Onward Chain

- Semi detached steel framed bungalow in a quiet horseshoe shaped cul de sac with large open green situated centrally within it, a lovely vista to look upon
- Gated driveway offering off parking which leads to a detached single garage, to the side is a lawn edged by mature hedging
- From door opening into lobby with meter/storage cupboard
- Fitted kitchen with door opening to the drive and garden beyond
- Front aspect living room with central electric fireplace and large picture window overlooking the front garden and green
- Two bedrooms overlooking the back garden
- Shower room
- Level enclosed rear garden, larger than expected due to the corner plot position, mainly laid to lawn with patio area and garden shed
- Offered with no onward chain
- Located within the popular village of Whitehill, with Blackmoor Golf Course & Hogmoor Inclosure close by, ideal for walking (or Park Runs at the latter!). 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
- St Matthews primary school is close by with further schools including the newly built Secondary School in the neighbouring town of Bordon



## LOCATION

Whitehill is a small village surrounded by acres of woodland at The Deadwater Valley Nature Reserve. There are 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 (Liss offers a stopping service 4 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](http://www.whitehillbordon.com)

## DIRECTIONS

From the A3 leave at the exit for Greatham, Farnham and Bordon. At both roundabouts follow the signs for the A325 Farnham and Bordon. Follow this into Whitehill. At the double roundabout take the 1st exit over both roundabouts onto Firgrove Road. Take the 1st turning on the right into Heather Close and follow the road around to the left, no 11 is in the 2nd corner

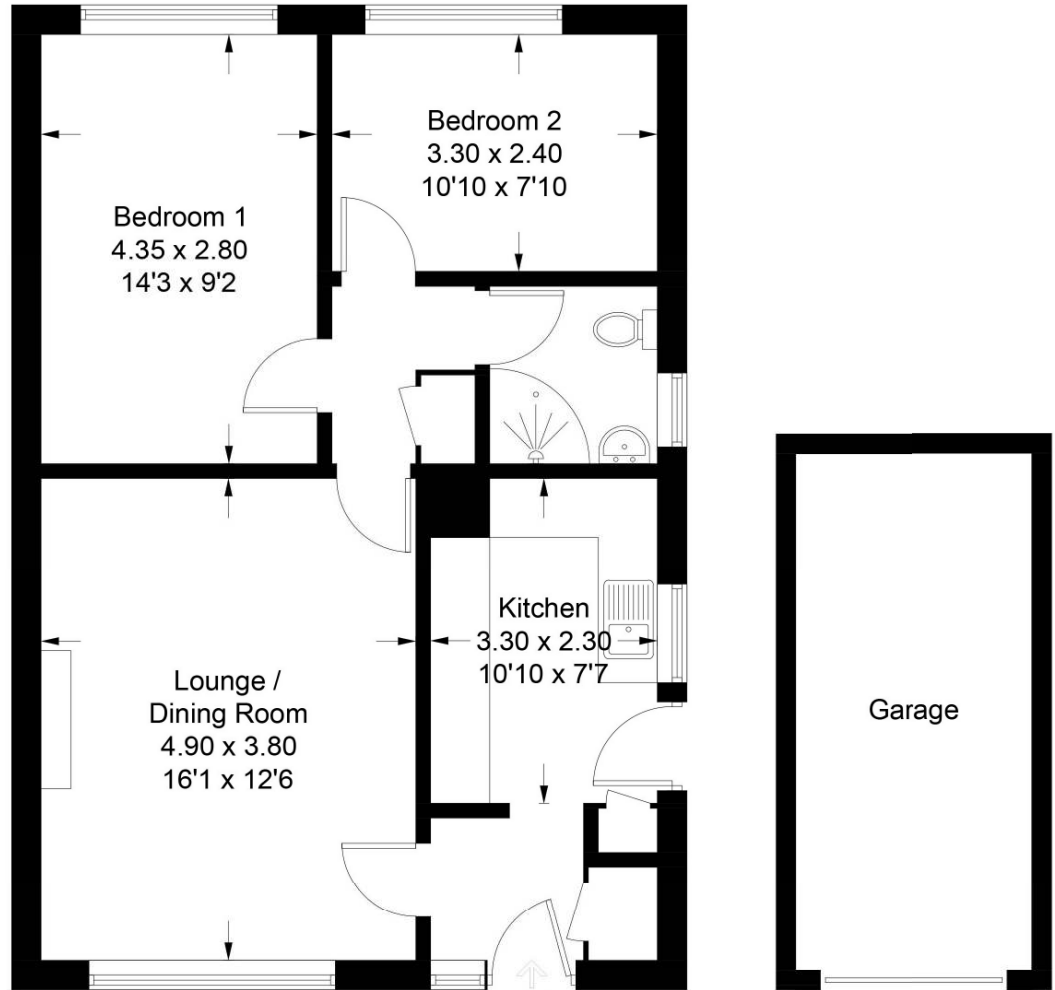
## COUNCIL TAX

East Hampshire District Council / Hampshire County Council. Council Tax Band D (Correct at time of publication and is subject to change following a council revaluation after a sale)

## SERVICES

All mains services



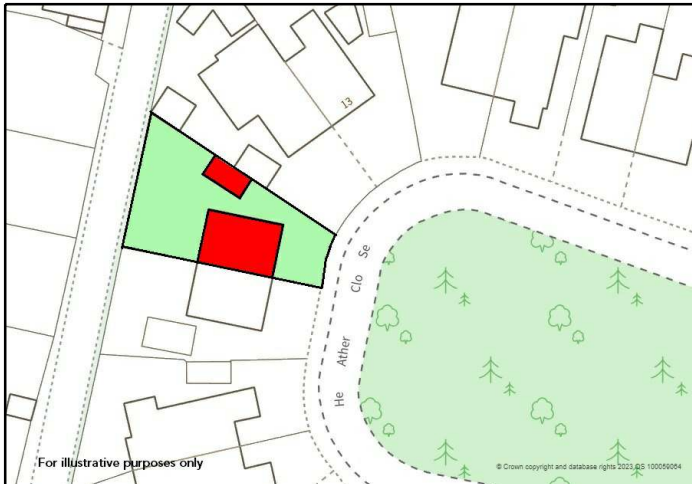


## Ground Floor

Approximate Gross Internal Area = 59.0 sq m / 635 sq ft  
(Excluding Garage)

(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID1020690)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		59	81
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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