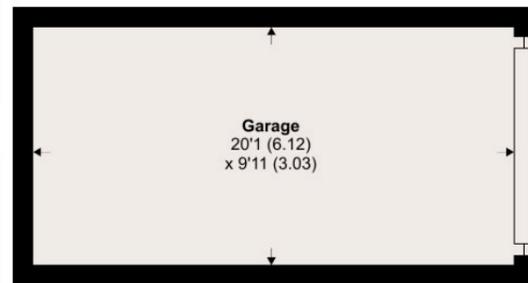
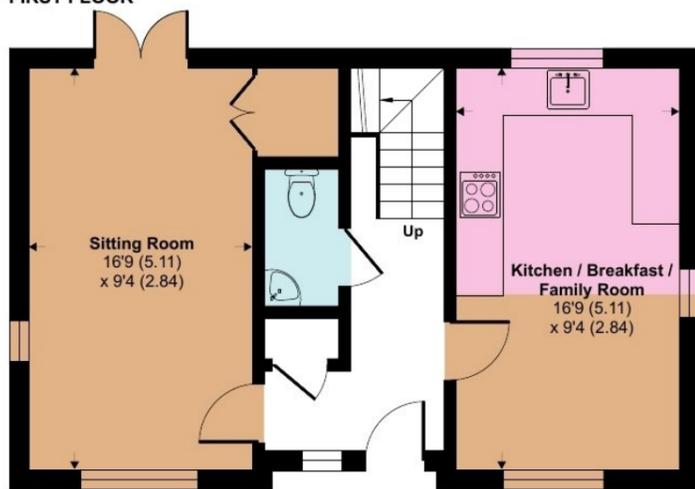
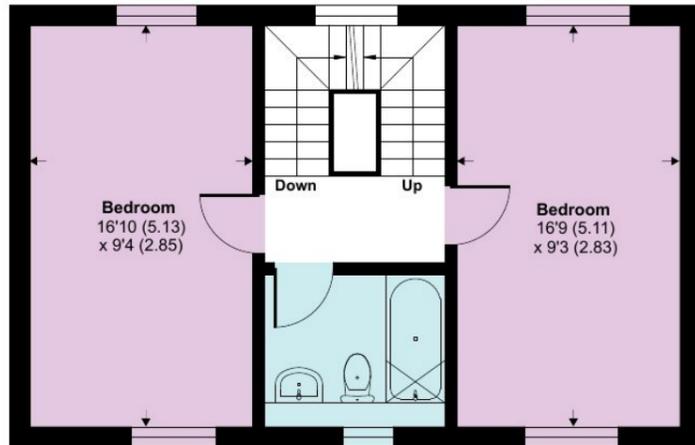
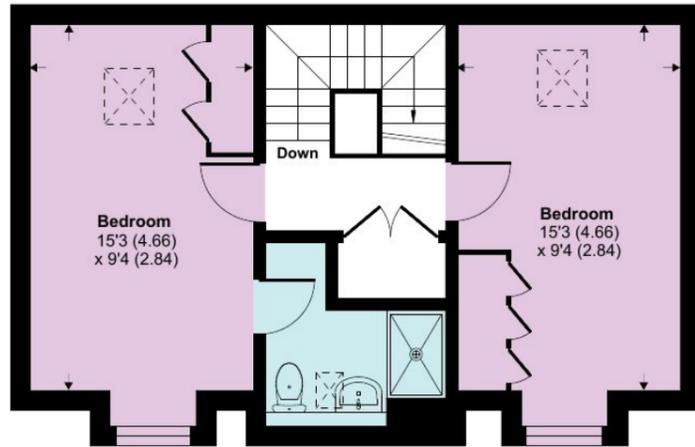


Falstaff Walk, Bordon, GU35

Approximate Area = 1340 sq ft / 124.4 sq m
 Garage = 200 sq ft / 18.5 sq m
 Total = 1540 sq ft / 142.9 sq m
 For identification only - Not to scale



Falstaff Walk, Bordon, Hampshire, GU35

Guide Price £475,000

An elegant family home, offering high specification living with a private garden and walking distance to the newly established town centre, schools and leisure centre.

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ACCOMMODATION

- Town house
- Cul-de-sac
- Open plan kitchen/breakfast/family room
- Four double bedrooms
- Two bathrooms
- Driveway parking and garage
- Private walled garden
- Ev charging point

DESCRIPTION

This delightful four double bedroom detached home was built in 2019 and is set over three floors. On the ground floor one enters into an inviting and spacious entrance hall with a staircase leading to the first floor. To the left, one enters a light and airy living room which offers a front aspect window and patio doors leading to a private garden. Opposite to the living room is an open plan kitchen/diner. The kitchen features built-in appliances, including a dishwasher, washing machine, fridge freezer, and an oven with an electric hob. Completing the ground floor is the WC cloakroom and storage cupboard.

On the first floor, a spacious landing provides access to two of the four bedrooms and a family bathroom. The two bedrooms both feature dual aspect windows, enhancing the space with natural light.

The second floor accommodates the two remaining bedrooms. The main bedroom is situated to the right and benefits from built in storage space and an en suite. The en suite boasts a shower, WC, vanity sink, and a Velux window.

The landscaped garden features side access, a patio area, and a well-maintained lawn. This home includes 4 years remaining on the NHBC



warranty.

LOCATION

One of the standout features of this home is its exceptional location. The house is located within a quiet cul-de-sac, ideal for families with young children as it includes its own green. Set directly adjacent to a lovely woodland walk comprising a play area; As well as being able to access the woodland by simply stepping out of the front door. You are also only a short walk (10 minutes) from Bordon's new town centre as well as the Hogmoor Inclosure and The Pavilion at BOSC, where there is a restaurant, bar, cafe, cricket pavilion, paddle tennis courts and playground.

Bordon is situated in the A3 / M3 corridor and benefits from good road and rail links to both London and the South Coast. 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. Surrounded by generous rural land, this home provides a peaceful countryside escape 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.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		