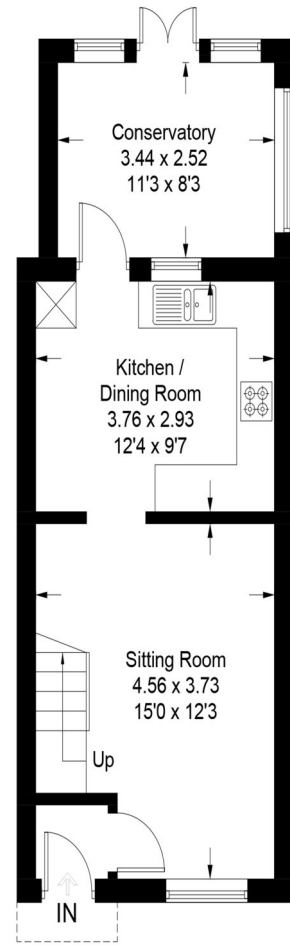
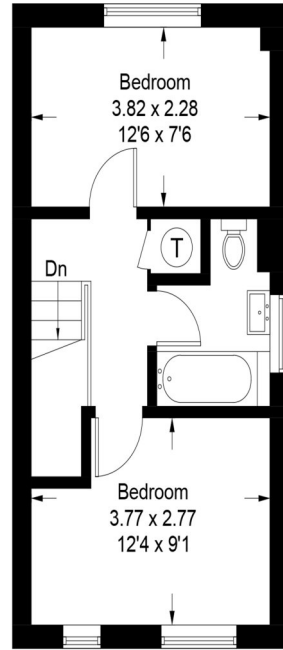


Buttermere Close, Bordon, GU35

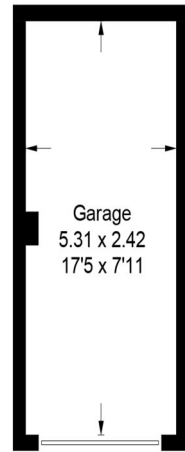
Approximate Gross Internal Area = 68.1 sq m / 733 sq ft
Garage = 12.7 sq m / 137 sq ft
Total = 80.8 sq m / 870 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID678448)



Buttermere Close, Bordon, Hampshire, GU35

Offers in excess of £300,000

Located in a quiet residential area, this well-presented property has recently been refurbished and has the benefit of a due south facing garden, driveway and garage.

Tel 01252 733042

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Winkworth

ACCOMMODATION

- Two reception rooms
- Well presented throughout
- Two double bedrooms
- Due south facing garden
- Driveway and garage
- Quiet residential road

DESCRIPTION

Located in a quiet residential area, this well presented property has recently been refurbished and has the benefit of a due south facing garden, driveway and garage.

This tastefully decorated and recently refurbished two bedroom semi-detached property presents in excellent order throughout.

The ground floor comprises inviting entrance hall, leading onto a bright and beautifully presented sitting room with wood effect flooring throughout, large and stylish kitchen/breakfast room which has a range of shaker style wall and base units with floor lighting, smart conservatory with French doors onto the terrace.

To the first floor there are two bright double bedrooms again with wood effect flooring and a smart family bathroom.

The delightful due south facing garden has a large terrace which is great for al fresco dining and a good area of lawn surrounded by borders with shrubbery and flowers. There is also a garden shed and a rear gate leading to the single garage with power and light and driveway.

LOCATION

Buttermere Close is a quiet residential road within close proximity to countryside walks and nature reserve. The town of Bordon has recently been regenerated and local attractions included Hogmoor Enclosure and its new café, Alice Holt Forest activity centre with café, Birdworld and Frensham Ponds including the sailing club. Blackmoor and Blacknest Golf and Country Clubs are both nearby. There are various shopping facilities in Bordon at the Forest Shopping Centre, Tesco and local bus routes. Alton, Liphook and Farnham are close by with other country shops at Forest Lodge and Country Market. There is a bus service to Farnham, Aldershot, Alton and Liphook. 5 miles to the north, a railway station can be found on the south side of the village of Bentley providing direct trains to Waterloo in approximately 1 hour with a slightly faster service from



Liphook to the south. By road, there is easy access onto the A325, A31, A331, M3 and the A3, connecting with the M25 and London to the north, and south west bound to Winchester and the South coast. The property has access to Hampshire schools in and around Bordon.

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 unless they are specifically mentioned within these sales particulars

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	