



INTRODUCING
128 HAWTHORN WAY
LINDFORD, HAMPSHIRE, GU350RB

BEDROOM
3 BED

AREA INC GARAGE
1,511 SQFT

BATHROOM
2 BATH



WELCOME HOME

128 HAWTHORN WAY

Hawthorn Way is a three/four bedroom town house, offering flexible and versatile accommodation situated in the village of Lindford. Surrounded by beautiful woodland and scenic walking routes, Lindford offers a relaxed pace of life while remaining exceptionally well connected. The area is renowned for its natural beauty, with the South Downs National Park and numerous outdoor pursuits close at hand, making this an ideal setting for families, professionals and those seeking a balance between rural living and modern accessibility. A viewing to appreciate what this property has on offer, is highly recommended.

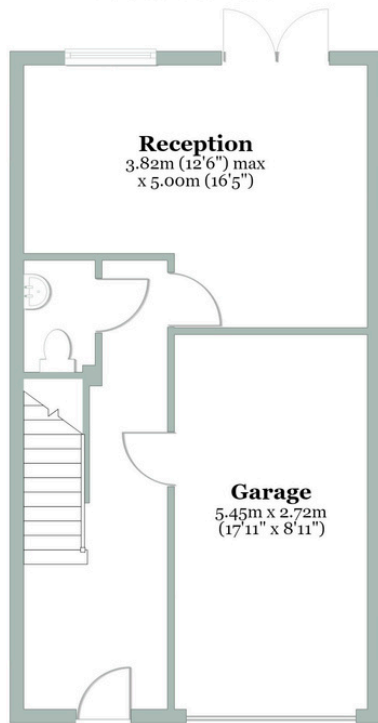
what our client said

This has been a great house. The rooms are spacious & light and we've enjoyed making the garden a lovely space to relax. The location is fantastic. We look over trees both front and back and our neighbours are wonderful. We have two fantastic pubs in walking distance, The Royal Exchange & The Holly Bush and a lovely local garden centre, we also love Coopers for their amazing furniture! There are countless walks and run routes on our doorstep and shortcuts through to Bordon for Tesco & Lidl. We are also lucky enough to have a post office and inpost locker up the road. We also have a brand new play park on the estate and we're on the ice cream van route in the Summer!

DOWNSTAIRS

A welcoming entrance hall sets the tone for this beautifully arranged town house, where spacious proportions and versatile living spaces combine to create an ideal setting for modern family life. The ground floor offers a bright and spacious reception room filled with natural light, currently used as a guest bedroom and home office, with French doors leading to the rear garden.

A generous integral garage provides excellent practicality, with potential for future adaptation, adding to the flexibility offered throughout, a downstairs w/c completes the ground floor space.





KEY FEATURES

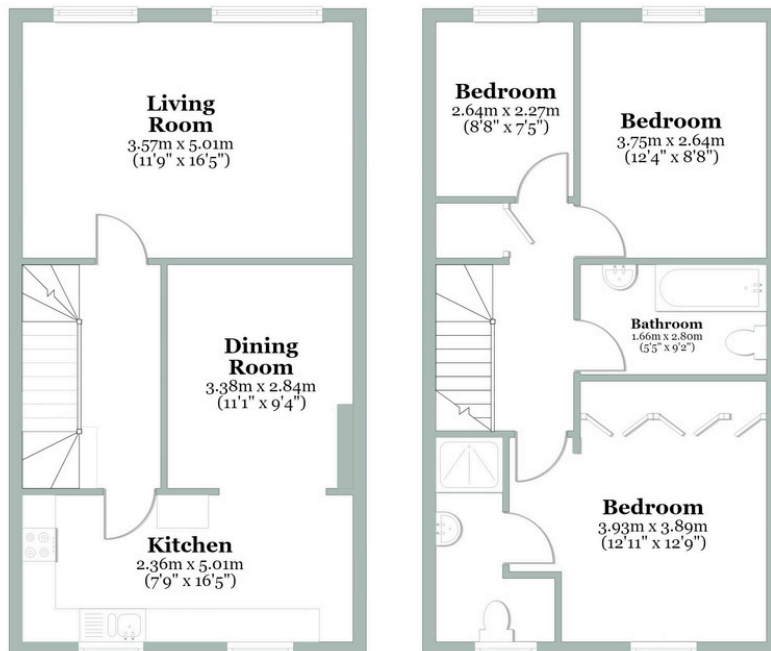
- Three/four bedroom town house
- Spacious living room overlooking the garden
- Well equipped kitchen with adjoining dining room
- Principle bedroom with en-suite shower
- Family bathroom & downstairs WC
- Private enclosed garden
- Integral garage, driveway and allocated parking



UPSTAIRS

The first floor features a neutrally decorated living room overlooking the garden, with large windows allowing light to flood the room. A well-positioned kitchen that serves as the heart of the home, enjoys a separate dining room ideal for hosting family and friends.

The second floor offers three well-proportioned bedrooms, with the principal benefiting from built-in wardrobes and an en-suite shower room. A modern family bathroom completes the accommodation, creating a versatile layout suited to upsizers, downsizers, or multigenerational living.





NEED TO KNOW

Freehold

EPC Rating C 76

Mains Gas, Electricity & Water

Council Tax Band E

East Hampshire District Council

Whilst every effort has been made to ensure the accuracy these particulars should not be relied upon and should be verified by your solicitor.





OUTSIDE

Benefitting from a fully enclosed rear garden, there is a real sense of privacy, with the surrounding trees and greenery creating a peaceful backdrop. Mainly laid to lawn with established borders and a decking area for outdoor seating, it's a perfect space for entertaining or quiet relaxation. A rear gate provides convenient access, ideal for reaching your allocated parking space or heading off on local walks.

The estate, built in 2007, is maintained by a management company, with an annual charge of approximately £240 contributing towards the upkeep of the trees and communal green spaces within the development.



LOCAL TO YOU



On your doorstep you are able to enjoy the fantastic Bordon Inclosure and Dead Water Valley linked to the well known Shipwrights Way an ancient path connecting Bentley to the south coast, ideal for woodland walks and cycling.

With over 20 play parks in the GU35 area, a handful of well known shops and The Shed which offers a fantastic choice of independent eateries and year round events. all within walking distance, what more could you ask for?



PUBS

ROYAL EXCHANGE
LIPHOOK ROAD
LINDFORD

THE HANGER
OAKHANGER RD
OAKHANGER

SHOPS

SPAR
ELMFIELD COURT
LINDFORD

TESCO
HIGH STREET
BORDON

SHOPS

SAINSBURYS
MIDHURST ROAD
LIPHOOK

LIDL
PINEHILL ROAD
BORDON

RESTAURANTS

THE SHED
SERGEANTS YARD
BORDON

WOODLARK
PETERSFIELD RD
BORDON

CAFE

CAFE 1759
CHEIFTAN HOUSE
BORDON

CHOCOLATE FROG
OAKHANGER FARM
OAKHANGER

OUR COMPANY

Just us – No longer are you required to deal with numerous colleagues from a number of offices. We are your personal Property Professional from your initial Market Appraisal to key hand-over on Completion Day.

Unrivalled marketing – Advertising on the four major property portals: Rightmove, Zoopla, OnTheMarket & PrimeLocation.

Limited clients – Our business model means we work for only a handful of clients at any one time.

ABBY & MICHAELA PROPERTY PROFESSIONALS

Heart & Home Property Professionals was founded with over 20 years' experience in the sales and property industry.

Both living locally, Michaela in Hampshire and Abby in Surrey, they know all of the advantages of the local area, and focus on offering a 'hand holding' style of estate agency covering Surrey, Sussex & Hampshire.





HEART & HOME PROPERTY PROFESSIONALS

ABBY WHEELER & MICHAELA SANDERS

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