



INTRODUCING
21 SIDNEY MARTIN ROAD

BORDON, HAMPSHIRE, GU35 0GF

BEDROOM
3 BEDS

AREA INC GARAGE
1229 SQFT

BATHROOM
2 BATHS



WELCOME HOME

21 SIDNEY MARTIN ROAD

Introducing the former show home situated in the David Wilson Heritage Quarter, right on the edge of the South Downs National Park. Completed in 2017, this residence provides exceptional and adaptable living spaces, featuring a south-west facing rear garden, parking, and a garage.

What our clients say...

“We have really loved being part of a friendly community atmosphere, and have been fortunate enough to enjoy the two-minute stroll to gorgeous rolling fields and refreshing green forests. This home is perfect for young families and those who are looking to enjoy plenty of nature and inviting green spaces, while also benefitting from convenient access to the south coast and larger towns and cities. We adore everything this home has to offer and feel sure you will fall in love with it, as we have”

This is a fantastic opportunity, and we highly recommend arranging a viewing of this property to fully appreciate everything it has to offer.



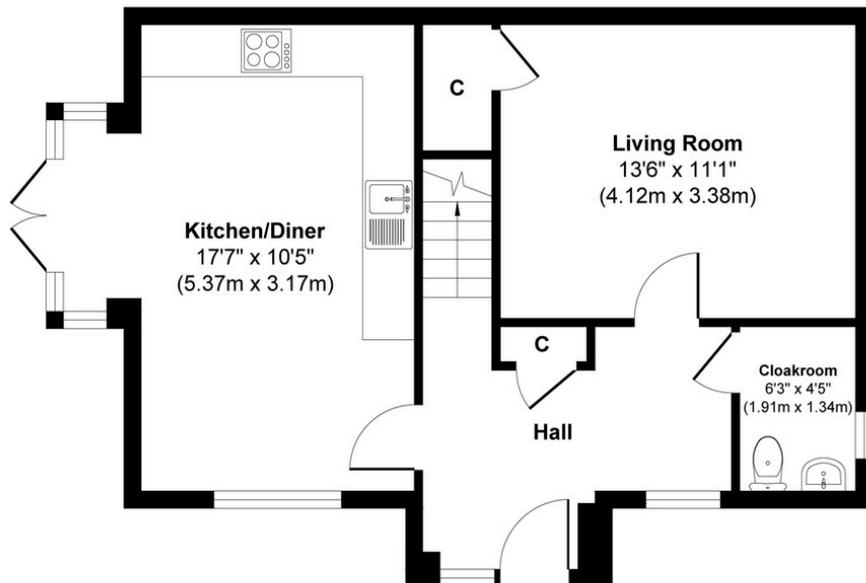
KEY FEATURES

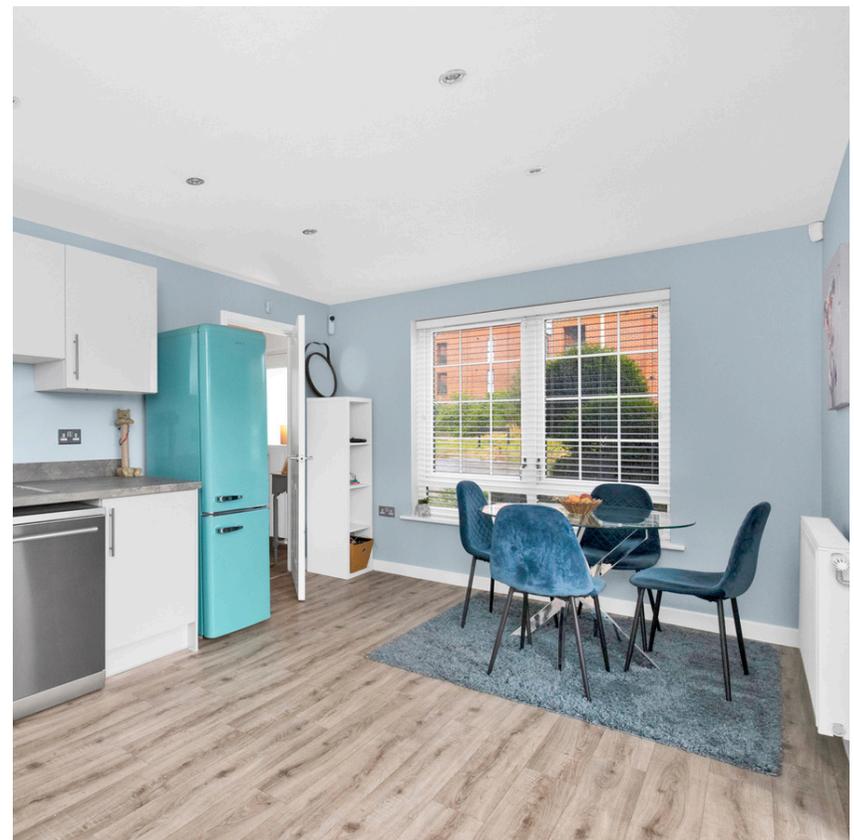
- Immaculately presented former show home
- Large open plan kitchen/dining room
- Generous double aspect master bedroom with en-suite
- Two further good sized bedrooms
- South westerly facing garden
- Garage and one parking space
- Samsung Air conditioning unit to master bedroom

DOWNSTAIRS

Upon entering through the front door, you are greeted by a spacious entrance hall, currently serving as a home office. This area also features a console table and a sizeable storage cupboard.

The expansive open-plan kitchen and dining room boasts double doors that open onto a south-west facing garden. The living room is bright and inviting, thanks to a floor-to-ceiling window that allows natural light to fill the space. Completing the downstairs is a generously sized W/C, which offers ample room for coats and boots.



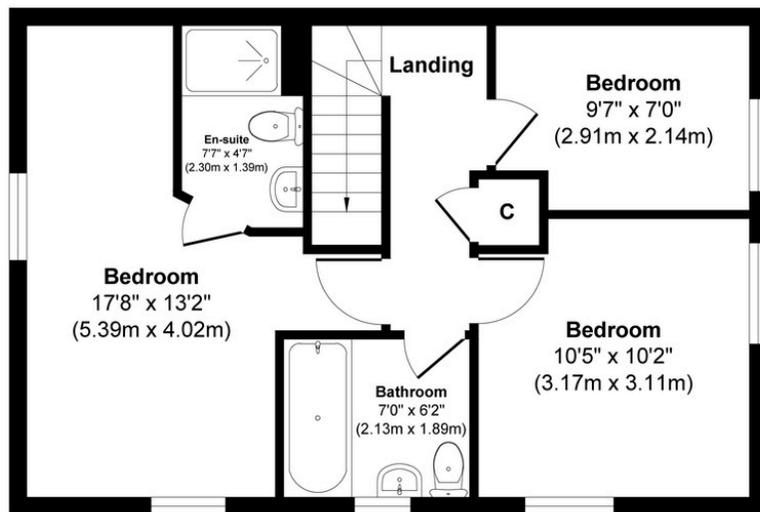


UPSTAIRS



Ascend to the first floor, where you'll discover a generous landing that provides access to all three bedrooms and the main family bathroom. Each bedroom features full-length windows, while both the master and second bedrooms enjoy double-aspect views.

The master bedroom serves as an ideal sanctuary, offering ample space to create a dressing area if you wish. It also includes a Samsung air conditioning unit to keep you cool during the warm summer months, along with an en-suite shower room.





OUTSIDE

Situated on the edge of Sidney Martin Road, this property boasts a south-westerly facing garden complete with a patio, mature shrubs, and a level lawn area - ideal for gardening enthusiasts or those who enjoy entertaining.

At the end of the garden, a gate provides rear access to the garage, which is the second in a row of four.

Additionally, you're just a short stroll away from the expansive woodlands that envelop the area, perfect for those who love to explore the outdoors.





NEED TO KNOW

Freehold

Estate Charge £210.59 per annum

EPC Rating B

Mains Gas, Electricity & Water

Council Tax Band C

East Hampshire District Council

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



NEAR ME

At your doorstep, you can experience the beautiful Bordon Inclosure and Dead Water Valley, which are connected to the famous Shipwrights Way—an ancient trail that links Bentley to the south coast, perfect for woodland walks and cycling.

With more than 20 play parks scattered throughout the GU35 area, along with a selection of shops and The Shed, which boasts a wonderful array of independent restaurants and year-round events - all within walking distance - what else could you possibly wish for?



PUBS

ROYAL EXCHANGE
LIPHOOK ROAD
LINDFORD

THE HANGER
OAKHANGER RD
OAKHANGER

SHOPS

BORDON STORES
CHALET HILL
BORDON

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
CHIEFTAIN 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 estate agency covering Surrey, Sussex & Hampshire.





HEART & HOME PROPERTY PROFESSIONALS

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