



INTRODUCING  
**4 GRAFTON CLOSE**  
WHITEHILL, HAMPSHIRE, GU35 9QY

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**BEDROOM**  
2 BED

**AREA**  
604 SQFT

**BATHROOM**  
1 BATH





## KEY FEATURES

- Two double bedrooms
- Recently renovated throughout
- Spacious living room with French doors
- Private rear garden, with large outbuilding
- Driveway parking & one allocated parking space
- Additional plot of land with scope to improve STPP
- Opposite Dead Water Valley

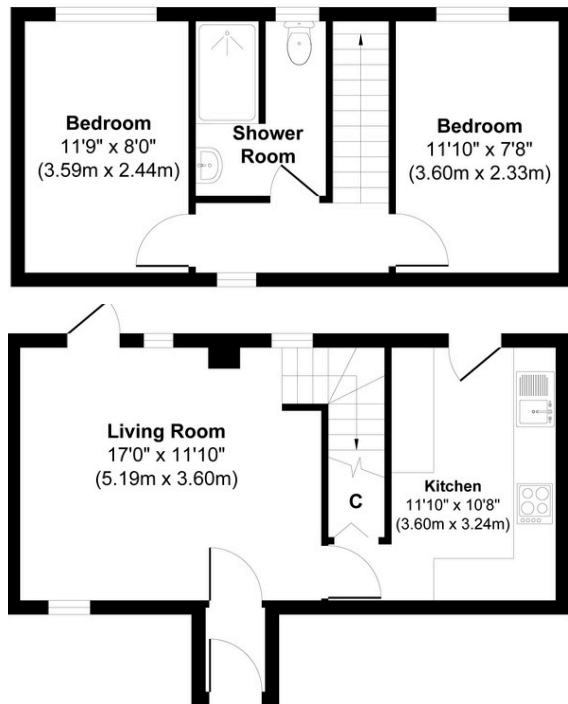


# WELCOME HOME

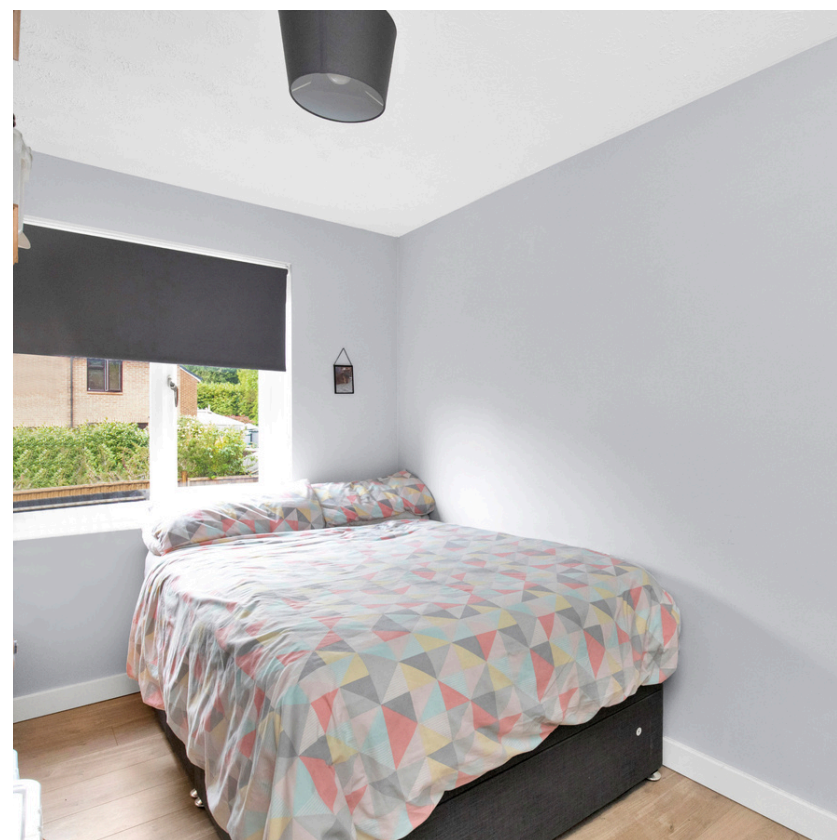
Step into the home through a small porch that leads into a bright and airy dual-aspect living room, bathed in natural light and featuring a patio door that opens straight onto the rear garden. The modern, well-equipped kitchen offers plenty of cupboard and work surface space, with an integrated oven and electric hob.

Upstairs, there are two generously sized double bedrooms and a stylish shower room complete with a large walk-in shower.

Located opposite the beautiful Deadwater Valley, this home offers a tranquil, scenic setting—perfect for first-time buyers or those looking to downsize.











## NEED TO KNOW

Freehold  
EPC Rating D 60  
Mains Gas, Electricity & Water  
Council Tax Band C  
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

The garden has been thoughtfully designed with split levels, incorporating both patio and shingle areas to create choice for al fresco dining and entertaining - whether you're chasing the sun or relaxing in the shade. With both a side and rear gate for easy access, the garden also boasts a large outbuilding currently used as a gym, offering fantastic potential for a home office, studio, or hobby space.

Additionally there is driveway parking for one, an allocated space to the rear, and a bonus plot of land currently used for storing garden equipment—ideal for keeping the main outdoor area tidy and well-organised.



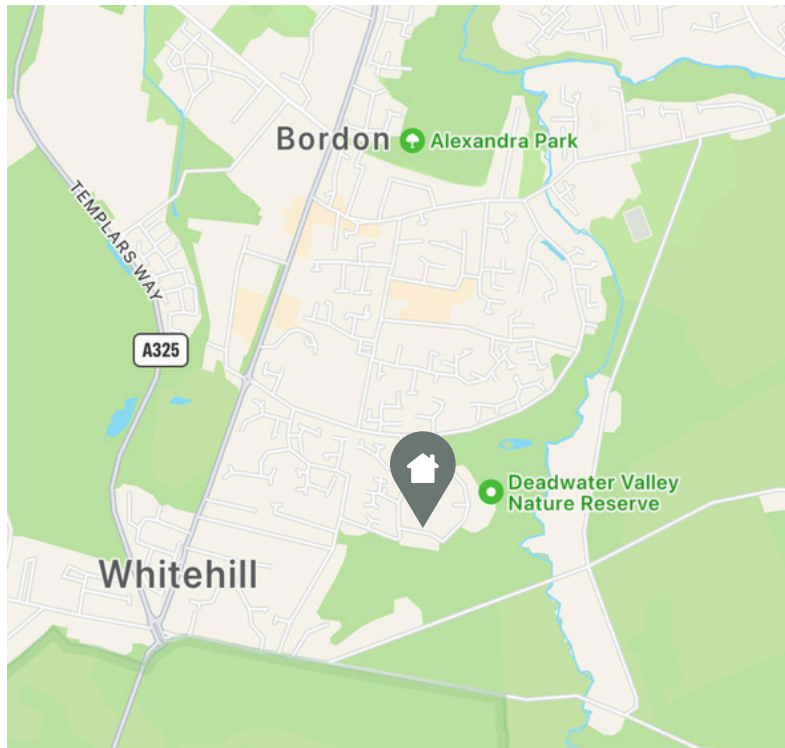


# LOCAL TO YOU



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

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  
CHEIFTAN HOUSE  
BORDON

CHOCOLATE FROG  
OAKHANGER FARM  
OAKHANGER





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