



INTRODUCING  
**BRACKENHURST**

HENDON ROAD, BORDON, GU35 0BX

**BEDROOM**  
4 BEDS

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**AREA INC GARAGE**  
1436 SQFT

**BATHROOM**  
2 BATH



# WELCOME HOME

## BRACKENHURST

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This beautifully presented detached bungalow welcomes you through a spacious entrance hall, immediately creating a sense of separation between the living and sleeping accommodation. From here, the home opens out into the impressive open plan kitchen, living and dining space, which forms the true heart of the property. Filled with natural light from the bi-fold doors that lead onto the south facing garden, this area has been designed for both everyday living and entertaining, with a seamless connection between indoors and out.

The layout allows for an excellent natural flow throughout, while still offering clear definition between spaces. The bedroom accommodation is thoughtfully arranged within its own wing of the property, creating a calm and private retreat away from the main living areas.

Having recently been refurbished throughout with a new kitchen, family bathroom and ensuite, the home is ready to move straight into, while still offering a new owner the opportunity to add their own stamp by choosing the flooring to complete those finishing touches.



## KEY FEATURES

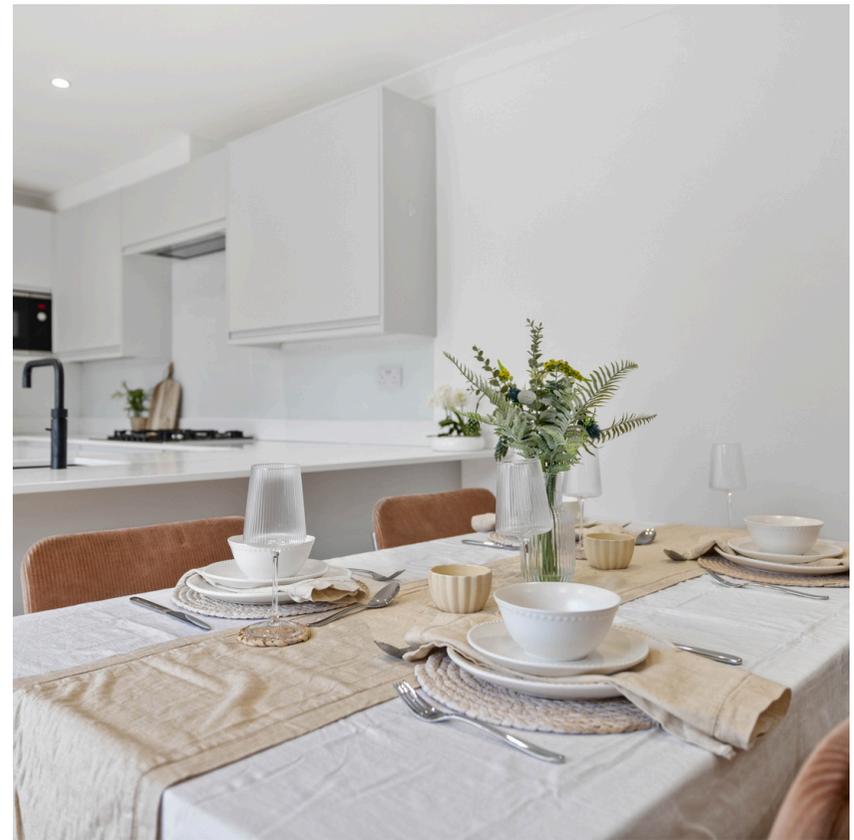
- Detached corner position bungalow
- Contemporary open plan kitchen, dining & living room
- Bi-folding doors to the south facing garden
- Principle bedroom with en-suite and waterfall shower
- Modern family bathroom with bath and separate shower
- Recently renovated throughout
- Driveway parking for four vehicles and attached garage

# LIVING

The heart of the home is the impressive open plan kitchen, living and dining area, designed with both everyday living and entertaining in mind. Bifold doors open directly onto the south facing garden, allowing natural light to flood the space and creating a seamless connection between indoors and out. The kitchen is beautifully finished with herringbone oak flooring, quartz worktops, integrated appliances and the added luxury of a boiling hot water tap.

A separate utility room with WC provides practical additional space, keeping the main living area clutter free and functional.





# SLEEPING

The bedroom accommodation is thoughtfully positioned away from the main living areas of the bungalow, creating a peaceful and private space to unwind.

There are four well proportioned double bedrooms, one of which is currently utilised as a home gym, offering flexibility to suit a variety of needs. The principal bedroom benefits from a generous ensuite, while the remaining bedrooms are served by a family bathroom complete with both a bath and separate shower, ideal for busy households and visiting guests alike.



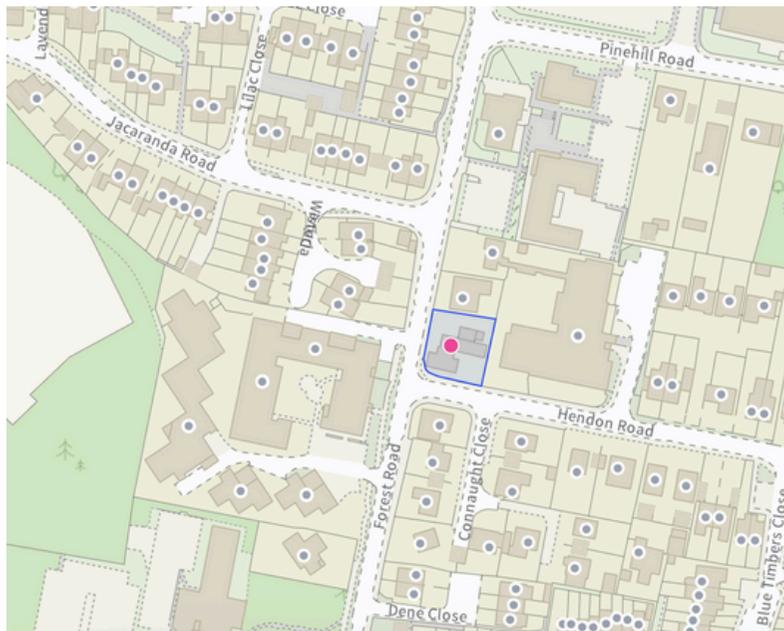


# OUTSIDE

From the kitchen, bifold doors open onto the south facing garden. The garden features a generous patio area for outdoor dining, along with a level space ready for seeding or laying astroturf. Raised beds bordered by sleepers add a sleek, modern look and provide the perfect opportunity for planting, ideal for those with green fingers.

To the front, there is an additional area of garden prepared and ready for turfing, offering further scope to enhance the outside space.

The property benefits from driveway parking for at least four vehicles and is complemented by the attached garage.





## NEED TO KNOW

Freehold  
EPC Rating D 59  
Mains Gas, Electricity & Water  
Council Tax Band D  
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.

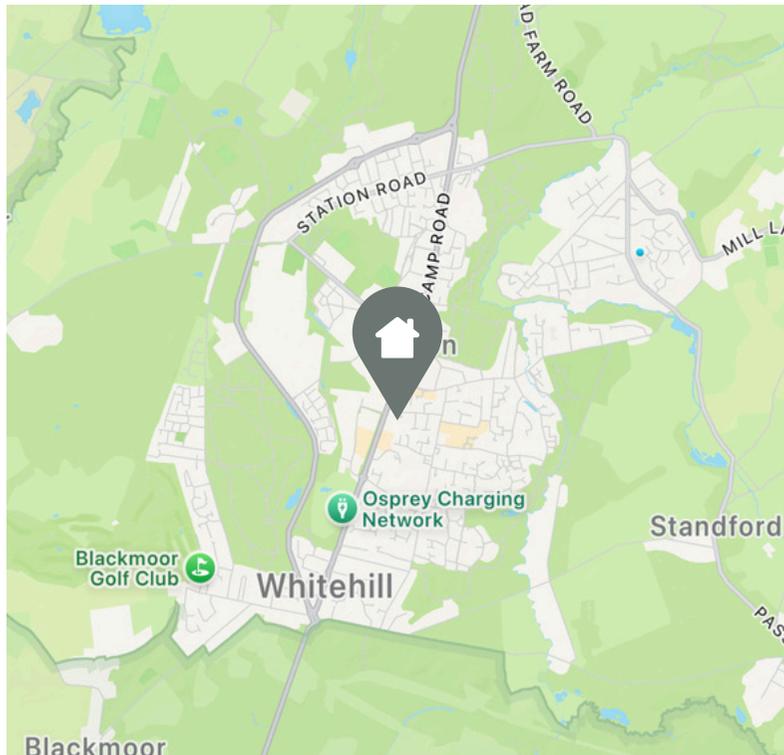


# LOCAL TO YOU



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 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

## 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

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