

INTRODUCING

3 CAMPION CLOSE

LINDFORD, HAMPSHIRE, GU35 0YG

BEDROOM
2 BEDS

AREA (EXCLUDING GARAGE)
812 SQFT

BATHROOM
1 BATH

HEART & HOME
PROPERTY PROFESSIONALS

WELCOME HOME

3 CAMPION CLOSE

There is a certain charm to a home that feels both beautifully considered and wonderfully easy to live in. With its soft country-inspired aesthetic, thoughtful detailing and beautifully presented interiors, this is a home where timeless style meets modern-day living.

This two-bedroom home has been designed with care, making the very most of its space while creating an inviting atmosphere throughout. From the natural light that filters through the living spaces to the lovely outlook across the Green, there is a sense of calm here that feels a world away from the ordinary everyday.

Set within the Martin Grant development, affectionately known locally as the Flower Estate, the setting brings a welcome connection to the outdoors. With an abundance of Hampshire countryside close at hand, and coastal and city destinations within an hours drive, this is a home that offers a gentler pace of living without feeling disconnected.

For those taking their first step onto the property ladder, or simply looking for a home with character and a little more soul, Campion close offers a wonderful opportunity to settle into a space that feels distinctly its own.





KEY FEATURES

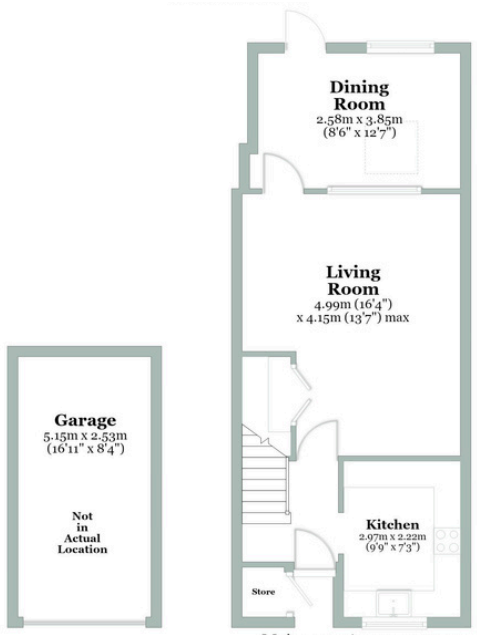
Recently fitted kitchen with built in appliances
Shaker style cabinetry, shiplap paneling and butler sink
Dining room with roof lantern and access to the garden
Principal double bedroom with built in wardrobes
Second double bedroom overlooking the green
Modern bathroom with metro tiles and heated towel rail
Allocated parking for two vehicles & garage

DOWNSTAIRS

The welcoming hallway provides a practical place for coats and boots, setting the tone for a home where everyday living has been carefully considered. The newly fitted kitchen enjoys views across the Green, creating a pleasant backdrop to the morning coffee ritual.

Step into the living room where you will find a comfortable place to unwind, with a home-working nook tucked neatly beneath the stairs. A clever addition that makes working from home feel seamlessly integrated within the space, or offering flexibility to be used as additional storage

The dining area enjoys natural light from the roof lantern, with the living and dining areas both thoughtfully defined, the ground floor feels versatile, with each space having its own purpose while remaining connected to the next.











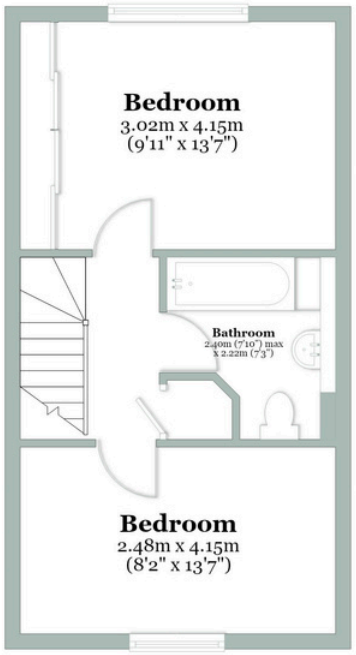

Coffee Bar
love is brewing
TOMORROW WILL BE BETTER
SINK TIDY

UPSTAIRS

The principal bedroom is a calm and considered retreat, with a beautifully panelled feature wall adding character, while built-in storage with sliding doors keeps the room feeling uncluttered and serene.

The second bedroom is a generous double in its own right, with the added appeal of an outlook across the Green. Whether used as a guest room, a second bedroom or a creative little sanctuary, it offers flexibility to suit the next owner's needs.

The bathroom continues the home's understated approach to design, with stylish monochrome metro tiling creating a timeless finish.













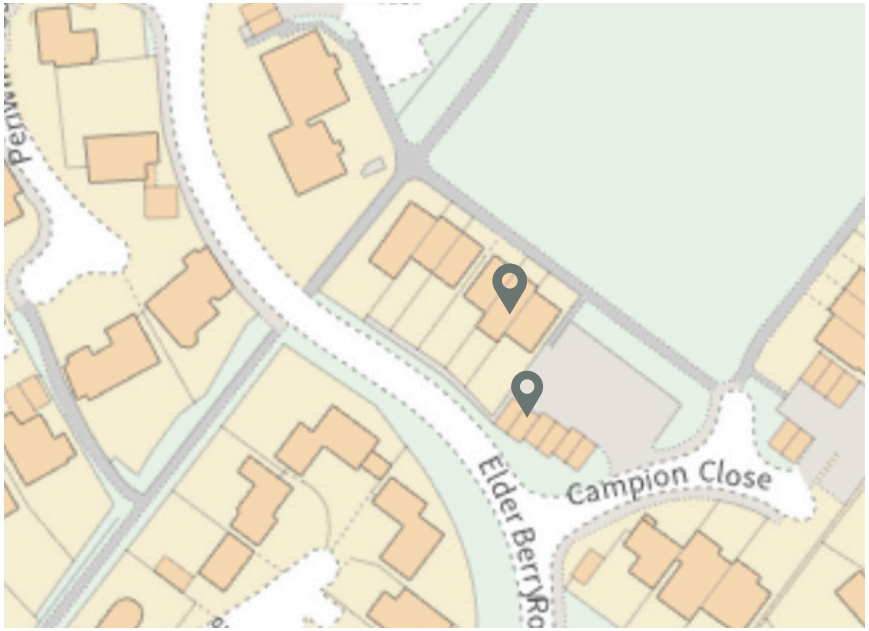
OUTSIDE

Beyond the house, the garden offers a lovely balance of outdoor enjoyment with mature shrubbery and a low maintenance style.

A small paved patio provides a natural spot for a table and chairs, perfect for long summer lunches and evenings spent dining outdoors. with pebbled stones lining the majority of the south westerly facing garden.

The practical details are just as appealing, with gated rear access, two allocated parking spaces and a garage in a block closeby.

The green opposite is maintained by East Hampshire Council and is a perfect spot to enjoy a gentle stroll, with longer countryside walks just a short distance away.







NEED TO KNOW

Freehold
EPC Rating C
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.



NEAR ME

A short walk and you are able to enjoy the fantastic Bordon Inclosure, part of the infamous Shipwrights Way route which connects Bentley all the way to Portsmouth, perfect for cycling and long walks. A recently refurbished stylish village pub, a friendly convenience store and even a local farm shop, with fresh produce, plants and gifts.

Looking for something to do? The Shed offers a fantastic choice of independent eateries and year round events, from live music and comedy gigs to seasonal activities and community get togethers!



PUBS

ROYAL EXCHANGE
LIPHOOK ROAD
LINDFORD

THE HANGER
OAKHANGER RD
OAKHANGER

SHOPS

SPAR
ELMFIELD COURT
LINDFORD

LUFFS FARM SHOP
MILL LANE
HEADLEY

SHOPS

SAINSBURYS
MIDHURST ROAD
LIPHOOK

TESCO
HIGH STREET
BORDON

RESTAURANTS

THE SHED
SERGEANTS YARD
BORDON

WOODLARK
PETERSFIELD RD
BORDON

CAFE

CAFE 1759
CHEIFTAN HOUSE
BORDON

CHOCOLATE FROG
OAKHANGER FARM
OAKHANGER

OUR COMPANY

Expert local guidance – Buying a home is a big decision. As local property professionals, we're here to answer your questions, share our knowledge of the area and support you throughout your purchase.

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Heart & Home Property Professionals was founded with one goal: to offer a more personal way to move home. With over 20 years of combined experience in the property industry, we offer a refreshing, hands-on approach that's built on communication, honesty and genuine care.

Living locally ourselves, we know Surrey, Sussex and Hampshire inside out. From recommending the best schools and walking routes, to guiding you through every stage of your move, we're here to make buying or selling a home as smooth and enjoyable as possible.



HEART & HOME PROPERTY PROFESSIONALS

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