



Excellently presented & versatile modern home

Bookkeepers Cottage, Drift Road, Whitehill, Hampshire, GU35 9DZ

Freehold



Flexible open plan reception room & family kitchen •
Family room & Study • Principal en suite bedroom • 5
Further bedrooms (1 en suite) • Family bathroom •
South west facing garden • Single Garage • Driveway

Local information

Bookkeepers Cottage is located on the southerly fringe of Whitehill bordering the village of Blackmoor. On the doorstep there is a plentiful network of country footways and cycle paths connecting beautiful walks through the Deadwater Valley nature reserve, the South Downs National Park, walking distance to the Blackmoor golf club, country villages and pubs. Local day to day facilities are found in nearby Bordon which is undergoing significant regeneration and now provides a new leisure centre, shops and restaurants. Road connections are excellent with the A3 being close by, providing swift access to the M25 and the national motorway network. There are main line train stations in Liphook (4.6 miles) and Petersfield (7.5 miles), both providing a service to London Waterloo (from 55 minutes). There is a good selection of schools nearby including St Matthews C of E Primary School and Oakmoor Secondary School and Bohunt Secondary school in Liphook. Local independent schools include Churcher's Junior School and Highfield and Bookham in Liphook and St Edmunds, The Royal School and Amesbury in Hindhead.

About this property

Bookkeepers Cottage is fabulous home that is a well-presented and well-proportioned six bed detached family home offering bright and airy accommodation. The living space comprises a brilliantly flexible reception room

and family kitchen which has bifold doors between the two. In the kitchen area there are bifold doors leading to the rear garden and in the reception room there are double doors opening to the garden as well – perfect for the summer months. The reception room has a contemporary log burner and the kitchen is fitted with stylish cabinets, built in appliances and features a large island and granite worktops. The remaining downstairs space includes an office, a utility room and a cloakroom. On the first floor there is a principal bedroom with an en suite bathroom which interconnects to another double bedroom and provides an option for a dressing room, creating a principal suite. There are three further double bedrooms (one en suite) on this level and the sixth is found on the second floor. These are all served by a family bathroom on the first floor. The property enjoys a secluded plot with a rear garden on the south east side. There is a good degree of privacy to the garden which features a large patio area and further decking area which are ideal for entertaining and alfresco dining. A mature hedgerow and attractive trees add to the seclusions and offer a pretty outlook for both house and garden. To the front of the property there is driveway and detached timber constructed single garage with attached store.

Services; Mains water, electricity and drainage. Air source heating.





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Gross internal area (approx) 2739 sq ft / 254.5 sq m

Outbuildings 219 sq ft / 20.4 sq m

Total 2958 sq ft / 274.9 sq m

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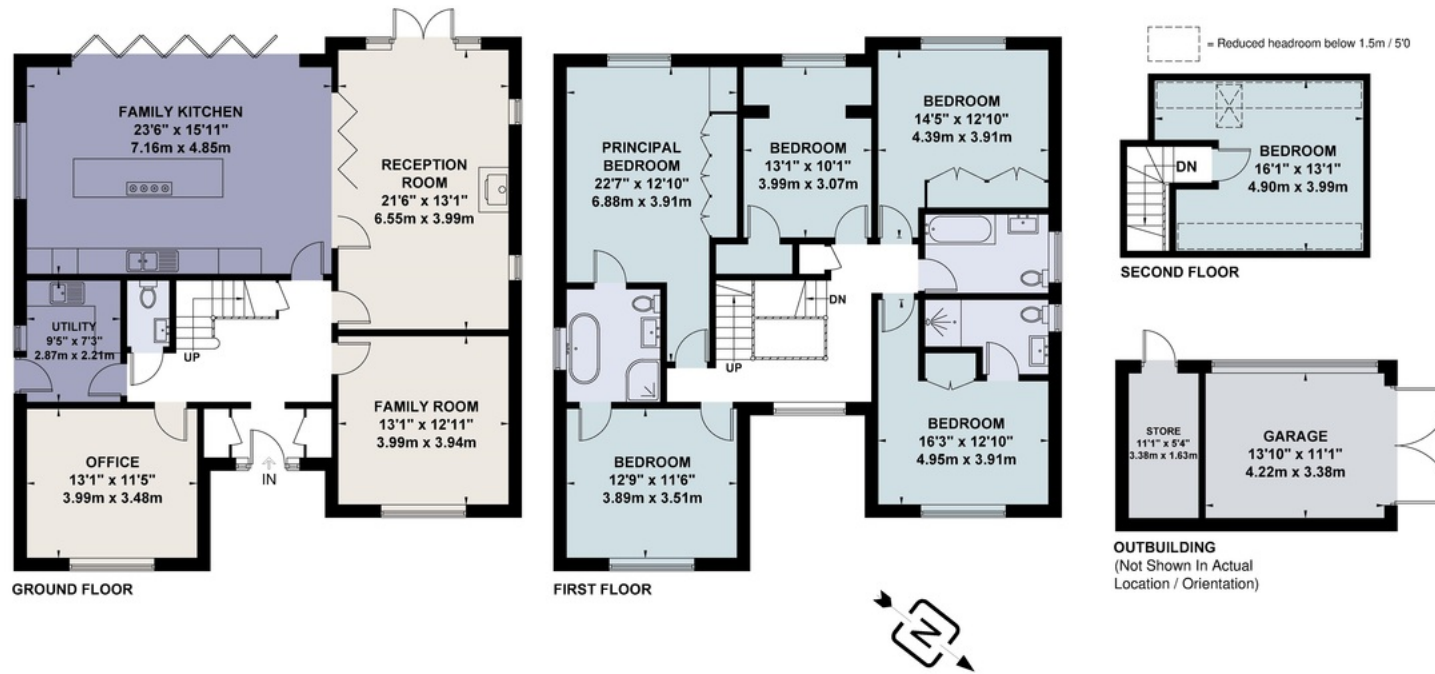
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Drift Road, Whitehill

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Total = 274.9 sq m / 2958 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		78	85
		EU Directive 2002/91/EC	

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