



INTRODUCING  
**54A SUTTON FIELD**  
WHITEHILL, HAMPSHIRE, GU35 9BP

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**BEDROOM**  
2 BED

**AREA**  
833 SQFT

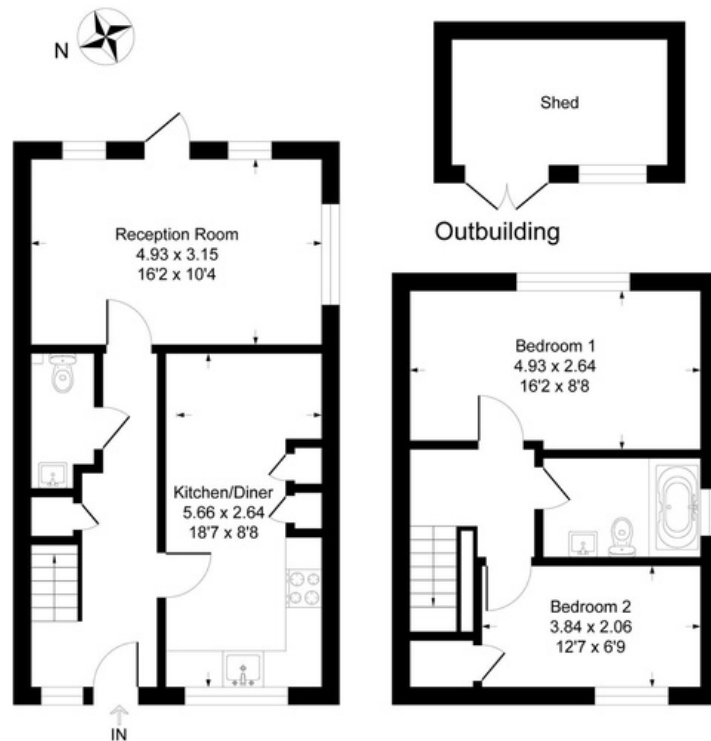
**BATHROOM**  
1 BATH



# WELCOME HOME

Step inside this perfectly proportioned two bedroom starter home, expertly designed to offer well balanced accommodation through-out. Benefiting from an abundance of natural light, downstairs comprises a generous kitchen with space for a dining table, a bright living room providing access to the rear garden and a WC.

Upstairs you'll find two double bedrooms and a good sized modern bathroom with bath and shower.





## KEY FEATURES

- Two double bedrooms
- Spacious entrance hall
- Generous kitchen/dining area
- Driveway parking for two cars
- South Easterly facing garden
- Ideal first time buyer home
- No onward chain







# OUTSIDE

The property can be found tucked away from the main stretch towards Morse Close, having driveway parking for two vehicles and side access round to the rear.

The South Easterly facing garden benefits from a large patio area creating the perfect designated space for outside entertaining, with a generous low maintenance lawn area offering scope for those keen gardeners, and a wooden shed for storage.



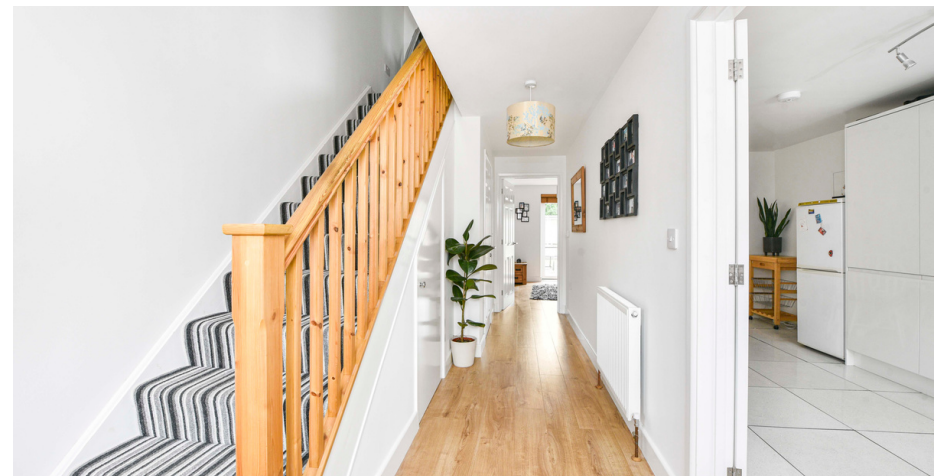




## NEED TO KNOW

Freehold  
EPC Rating B 83  
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.





# LOCAL TO YOU

On your doorstep you are able to enjoy the fantastic Hogmoor 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

WOODLARK  
PETERSFIELD RD  
LWHITEHILL

THE HANGER  
OAKHANGER RD  
OAKHANGER

## SHOPS

WHITEHILL STORES  
PETERSFIELD RD  
BORDON

TESCO  
HIGH STREET  
BORDON

## SHOPS

SAINSBURYS  
MIDHURST ROAD  
LIPHOOK

LIDL  
PINEHILL ROAD  
BORDON

## RESTAURANTS

THE SHED  
SERGEANTS YARD  
BORDON

FEWA INN  
PETERSFIELD RD  
BORDON

## CAFE

CAFE 1759  
CHIEFTAIN HOUSE  
BORDON

CHOCOLATE FROG  
OAKHANGER FARM  
OAKHANGER





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