



Osbornes
Independent estate agents

Bear House
Holly Road | Aldershot

A substantial detached period home offering approximately 1,991 sq. ft.

Double Fronted Detached | Three Reception Rooms | Modern Kitchen/Breakfast Room | En-Suite & Family Bathroom | Large Rear Garden | Garage & Off Street Parking

£585,000 | Freehold

A substantial detached period home offering approximately 1,991 sq. ft. of accommodation, set within a generous plot and enjoying a wonderful rear garden, driveway parking and a wealth of character features. Bear House is approached via a gravelled frontage providing off-road parking, with an attractive arched entrance and feature front door giving a strong sense of arrival. Once inside, the property opens into a welcoming entrance hall with traditional leaded windows, high ceilings and access to the principal ground floor rooms. The ground floor offers excellent living space, including a charming front reception room with bay window, decorative wall panelling and a warm, characterful feel. To the rear is an impressive open-plan living/dining room measuring over 31 ft. in length, creating a superb family and entertaining space. This room features exposed brickwork, character archways, a fireplace with gas stove and sliding doors opening directly onto the rear terrace and garden. The kitchen/breakfast room is fitted with a range of modern shaker-style units, work surfaces, integrated oven and hob, tiled flooring and space for appliances. There is also a separate breakfast area overlooking the garden, creating a sociable everyday space. To the first floor, the property offers four double bedrooms, with all rooms benefitting from extensive fitted wardrobes and excellent built-in storage. The main bedroom also provides access to a large first-floor terrace, which enjoys elevated views across the rear garden and creates an additional outdoor seating area, this can also be accessed via the landing. The first floor further benefits from a family bathroom fitted with bath, WC and wash hand basin, along with a separate modern shower room. There is also a large loft space ideal for conversion to additional bedroom or living space. The south facing rear garden is a major highlight of the property. Immediately adjoining the house is a large paved terrace, ideal for outdoor dining and entertaining, with attractive raised planted borders and mature greenery. Beyond this, the garden continues to a lawned area with pathways, established hedging, a mature willow tree and a further garden section with greenhouse and additional paved areas, offering excellent space for keen gardeners or families. In addition to the driveway parking to the front, the property benefits from a garage accessed via a shared driveway. Overall, Bear House is a distinctive and spacious family home combining period character, generous

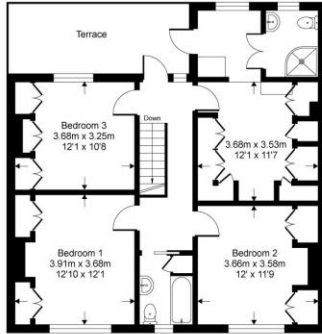


accommodation, excellent storage, practical parking and a superb mature rear garden, all within a convenient Aldershot location. Council Tax Band: E EPC Band: TBC

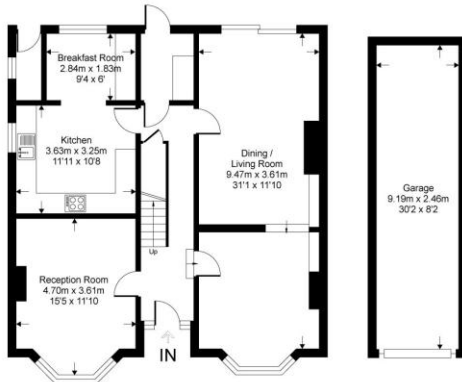


Bear House

Approximate Gross Internal Area = 162.1 sq m / 1745 sq ft
Approximate Garage Internal Area = 22.8 sq m / 246 sq ft
Approximate Total Internal Area = 184.9 sq m / 1991 sq ft



First Floor = 74.6 sqm / 804 sqft



Ground Floor = 87.4 sqm / 941 sqft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

