

## Three Bedroom Detached House

**John Close, Aldershot, Hampshire, GU11 3BA**

**Price: £475,000**

- Three Bedroom Detached Family Home
- Overlooking Rowhill Nature Reserve
- Cul-de-Sac Location
- Garage and Driveway Parking
- Conservatory
- Open Plan Lounge and Dining Area
- Idyllic Established Rear Garden
- EPC: TBC



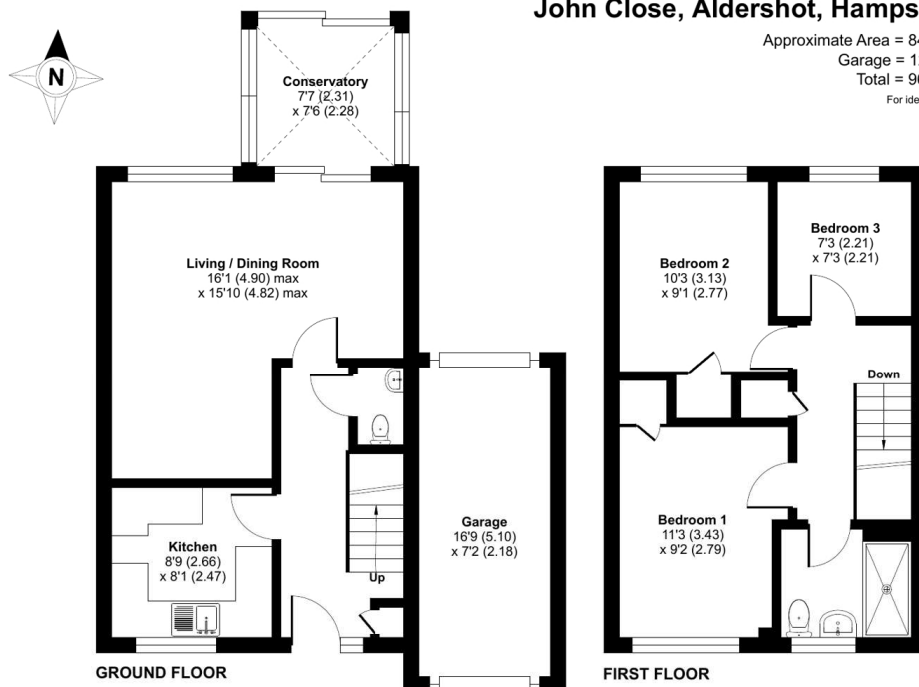
## Description

Are you looking for a lifestyle with peace and tranquillity? Situated on the fringes of "Rowhill Nature Reserve", this family home has been in the family for over many years, a rare opportunity for any potential buyer. Set over two floors and with internal accommodation being presented in good order throughout. The property benefits from three bedrooms and open plan lounge/ dining room - leading to a conservatory and a downstairs cloakroom. The property further benefits from a secluded established idyllic garden, with driveway parking and a garage. Located just 0.9 miles from the train station, which offers direct links to London Waterloo, this exceptional family home is also within walking distance of popular schools for children of all ages. "Rowhill Nature Reserve" covers 55 acres on the Aldershot/Farnham border and was once part of a private estate that produced timber and bricks.

## Outside

The property offers an attractive rear garden incorporating patio perfect for entertaining, along with herbaceous borders, enclosed by mature hedging and fencing. The garden provides a good degree of privacy and seclusion, with established trees, plants and shrubs.

## Floorplan



### John Close, Aldershot, Hampshire, GU11

Approximate Area = 843 sq ft / 78.3 sq m  
 Garage = 120 sq ft / 11.1 sq m  
 Total = 963 sq ft / 89.4 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nkhcom 2025. Produced for Bridges Estate Agents. REF: 1272438

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TO ARRANGE A VIEWING PLEASE CONTACT:  
 Tel: **01252 361550** or Email: **info@bridges.co.uk**



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