

SOUTHDOWN ROAD

HORNDEAN | WATERLOOVILLE | PO8 0ET



£379,995

FREEHOLD

- Detached Bungalow with Approx 2.5 Acres of Land
- Fabulous Location backing onto Nature Reserve
- Land with Equestrian and Grazing use Only
- Fully Modernised and Extended One Bedroom Layout
- Long Private Driveway plus Ample Parking
- 27ft Open Plan Livingh/Dining/Kitchen with Bi-Folds
- Sold as a Whole with Three Separate Freehold Titles
- Mains Electricity/Water Services Connected : No Chain



In Brief

We have pleasure in offering for sale this **UNIQUE** opportunity to purchase this beautifully renovated and extended detached bungalow set back in a **SECLUDED** hillside setting with direct gate access to approximately 2.5 acres of equestrian and grazing land adjoining Catherington Lith **NATURE RESERVE**.

Approached via a 200ft private driveway, this ranch style property full of mod-cons features a full width decked veranda with bi-fold doors from the 27ft x 15ft **OPEN PLAN** living/dining room and kitchen which leads to a spacious bedroom with **EN-SUITE** shower room together with a separate cloakroom.

Externally, there is ample parking both to the side and front of the property with turning area together with a courtyard, gardens and rear gate access to the **LAND**.

PLEASE NOTE: There is presently no residential use for the land which sits outside of the settlement boundary and interested parties are therefore advised to seek further advice prior to purchase.

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KEY FACTS

TENURE: Freehold

EPC RATING: 'E'

COUNCIL TAX BAND: 'A'



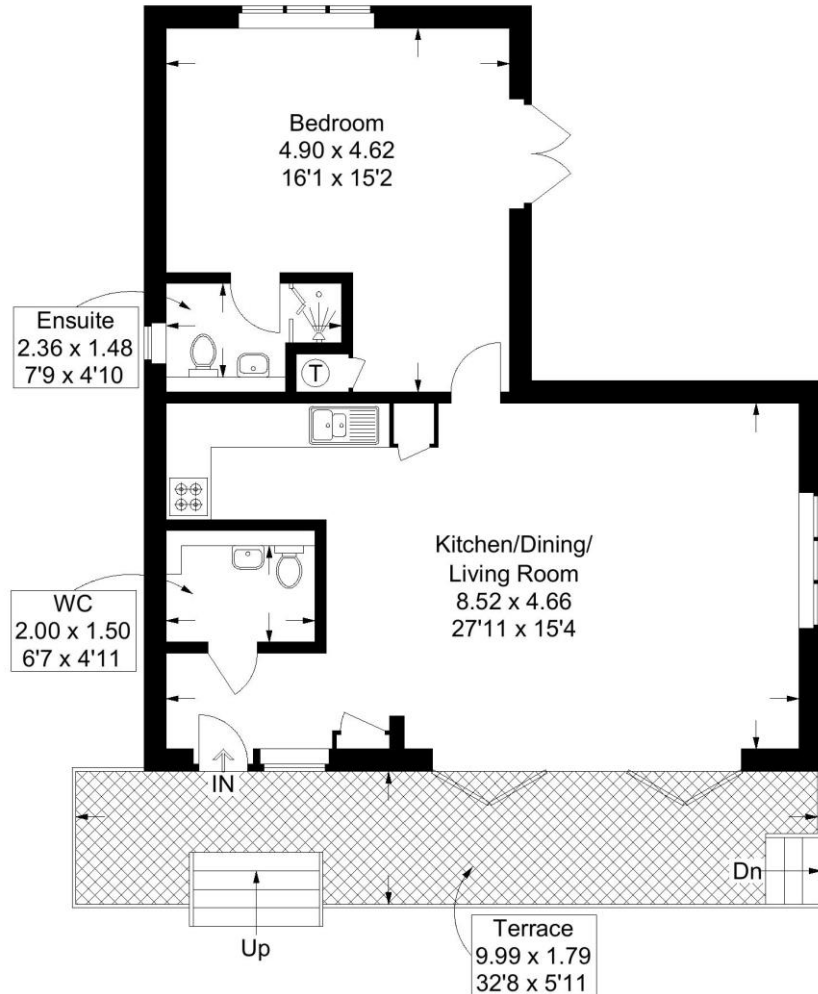
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Southdown Road, Catherington

Approximate Gross Internal Area = 64.1 sq m / 690 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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