









Offers in excess of £700,000

# 116 London Road

Cowplain, PO8 8HB

- DETACHED CHALET STYLE HOME
- TWO BATHROOMS
- KITCHEN/BREAKFAST ROOM
- TOTALING OVER 3400 SQ FT OF ACCOMMODATION
- LARGE OUTBUILDING CURRENTLY BAR/CINEMA ROOM (ANNEXE POTENTIAL)
- FOUR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- 0.36 ACRE PLOT
- LARGE DRIVEWAY
- CONVERTED GARGAE (GYM/HOME OFFICE)

Welcome to this deceptively spacious and charming four-bedroom, two-bathroom chalet-style home, nestled on a generous plot of 0.36 acres. Beyond its unassuming facade lies a residence that effortlessly combines comfort, style, and versatility with over 3400 sq ft of accommodation.



As you approach, you are greeted by a substantial driveway that not only enhances the property's curb appeal but also provides ample off-road parking for multiple vehicles. The garage, once a traditional space, has been transformed into a versatile haven, serving as both a fully equipped gym and a functional home office.

Step into the rear garden, and you'll discover a delightful surprise—a large timber outbuilding that adds a touch of luxury to the property. Currently divided into two distinct spaces, the first half serves as a cozy cinema room, perfect for entertaining family and friends. The second half is a sophisticated bar and entertainment complex, offering a versatile space that could easily be converted into a self-contained annexe, providing endless possibilities for accommodation or leisure. The expansive grounds surrounding the home offer the perfect backdrop for outdoor activities and relaxation. Whether you envision a peaceful evening in the garden or entertaining guests in the outdoor spaces, this property provides the ideal canvas.

Inside the main residence, the ground floor boasts two generously sized double bedrooms and a tastefully appointed family bathroom. The recently re-fitted kitchen/breakfast room is a focal point, combining modern design with practicality. The adjacent dining room provides an ideal setting for hosting gatherings, while the well-proportioned living room offers a comfortable retreat for relaxation.

Venture upstairs to the first floor, where you'll find two more double bedrooms and a spacious shower room, completing the well-thought-out layout of this home. The property's design ensures privacy and convenience for both family members and guests.

In summary, this chalet-style residence is a hidden gem, offering more than meets the eye. With its clever use of space, versatile outbuildings, and thoughtful interior design, this home invites you to experience a lifestyle of comfort and sophistication. Don't miss the opportunity to make this unique property your own.





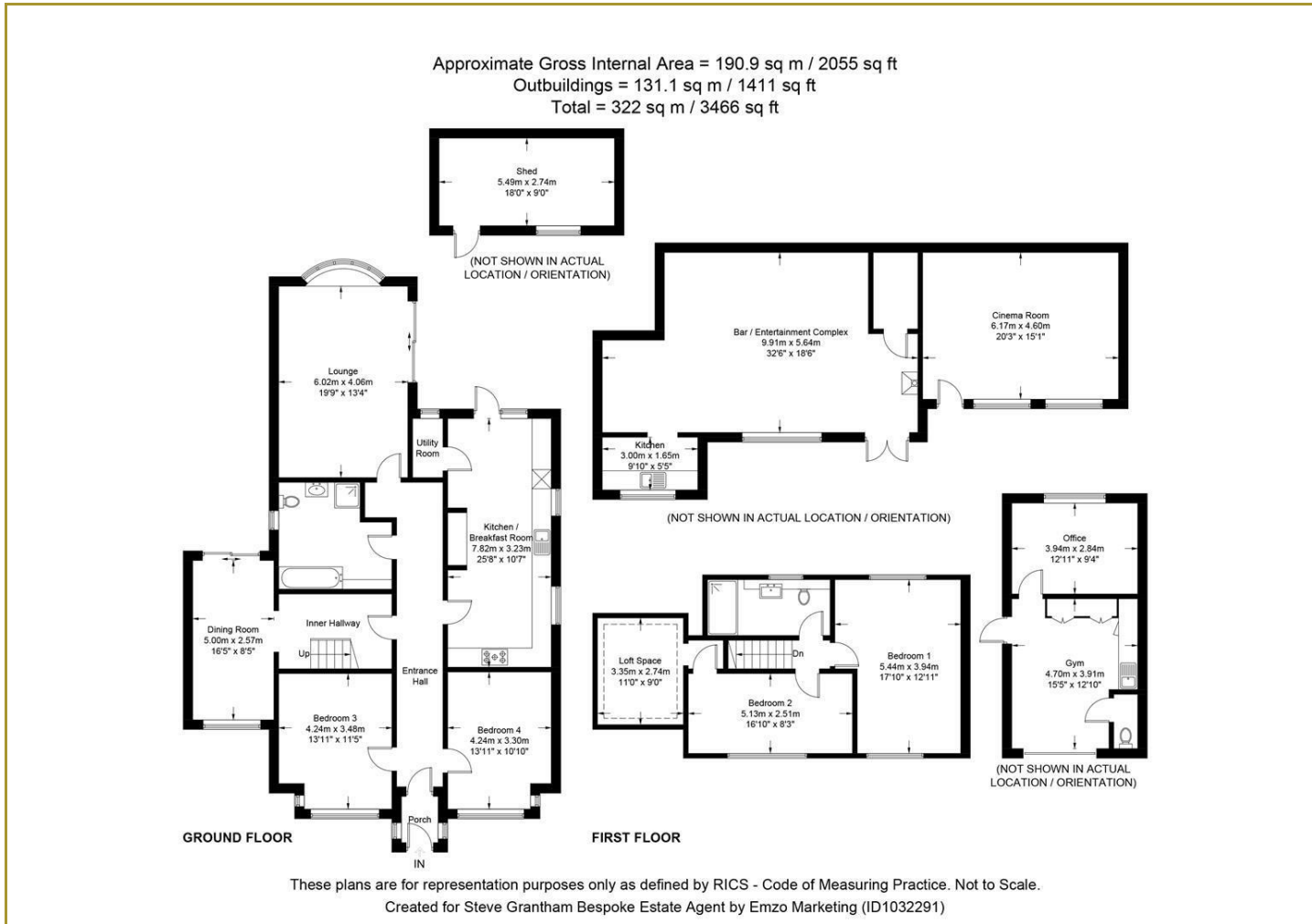








## Floor Plans

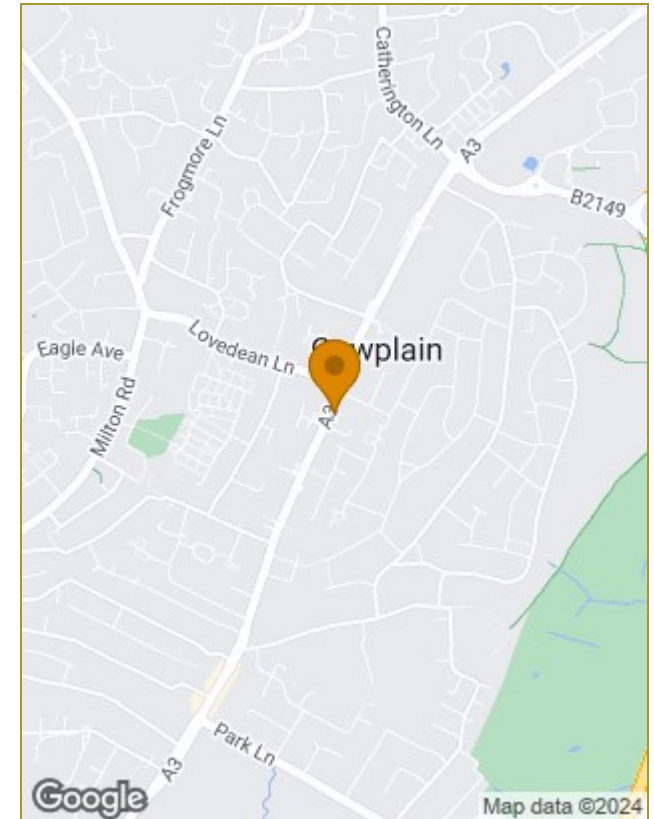


## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

