





# 65a Bulls Copse Lane

Horndean, PO8 9RA

- 2800 SQ FT EXECUTIVE DETACHED HOME
- THREE BATHROOMS
- 16FT DINING ROOM
- STUDY
- SIDE & REAR GARDENS
- FIVE DOUBLE BEDROOMS
- 25FT LOUNGE
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- DRIVEWAY & DOUBLE GARAGE

Uncover the vast potential of this expansive 2800 sq ft executive detached home, ideally situated in the serene non-estate location of Horndean. This sizable family residence offers an incredible opportunity for those with a vision to transform it into their dream home.

Guide price £650,000



While the interior is ripe for modernization, the layout is intelligently designed to accommodate the needs of a growing family. Step into the property through the grand entrance hallway, featuring a gallery-style landing that exudes a sense of sophistication. The ground floor is an entertainer's delight, with a generously sized living room seamlessly flowing into a bright conservatory. Adjacent to this is a spacious dining room, perfectly positioned alongside the kitchen breakfast room. The potential to create a large open plan kitchen/dining/family room is apparent, providing the new owners with a canvas to craft a space that suits their lifestyle. Completing the ground floor are a cloakroom, utility room, and a study, offering versatility and the possibility of transforming part or all of the double garage into a fantastic annexe space. Ascend to the first floor and you are greeted by a large landing, providing access to all bedrooms and the family bathroom. The master bedroom is a luxurious retreat, featuring a walk-through wardrobe area and an en-suite shower room. Bedroom two also boasts an en-suite shower, while the remaining three bedrooms are generously sized double rooms, providing ample space for family and guests.

Outside, the property is surrounded by well-proportioned side and rear gardens, predominantly laid to lawn and adorned with tasteful shrub and flower borders. The side garden features a separate dropped kerb, offering the potential for additional vehicle access. At the front, a shingled driveway provides parking and access to the garage, shared with the neighboring property.

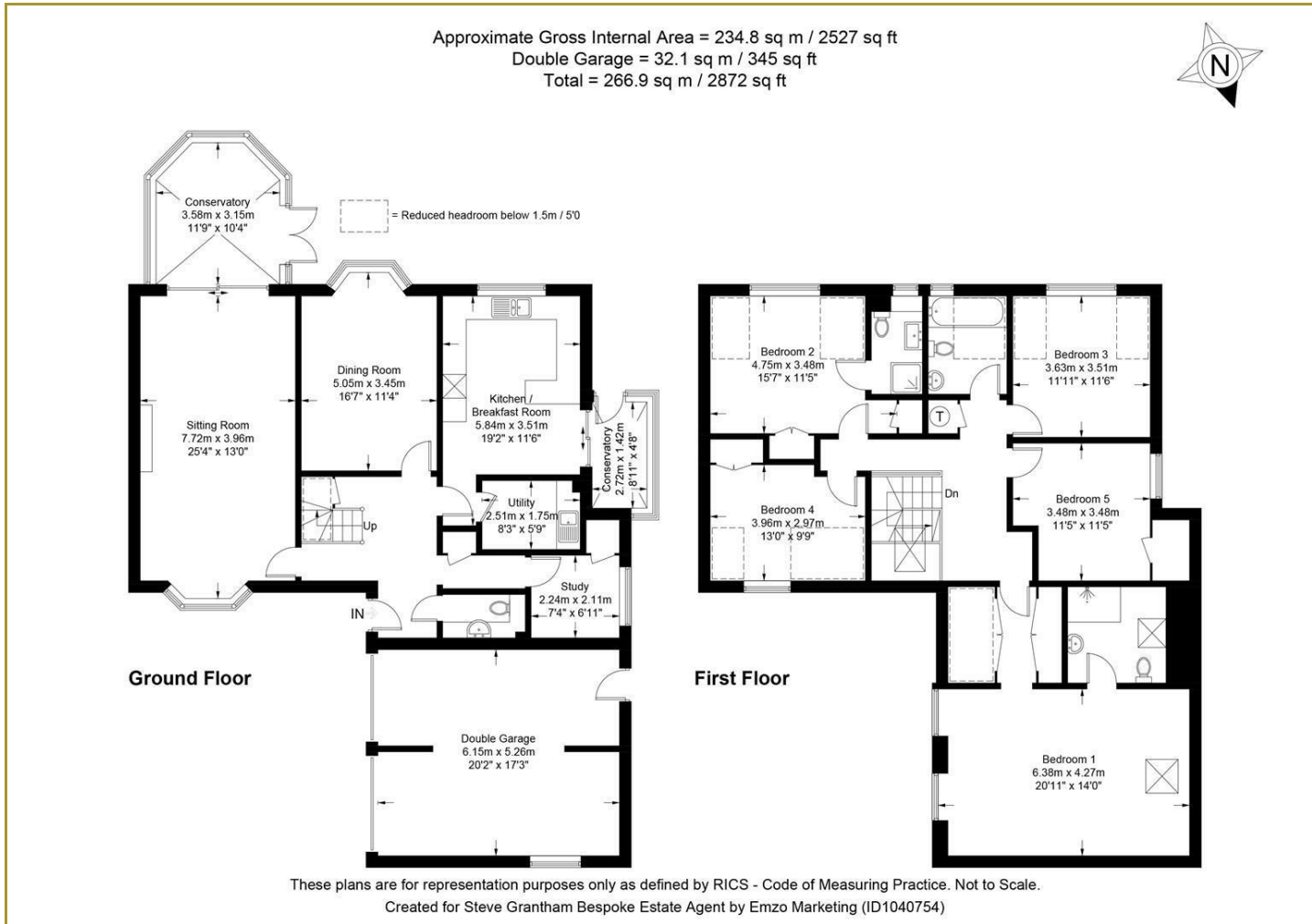
This substantial family home is a true gem and must be seen to be fully appreciated. Envision the possibilities, unlock the potential, and make this sizeable residence your own in the heart of Horndean.



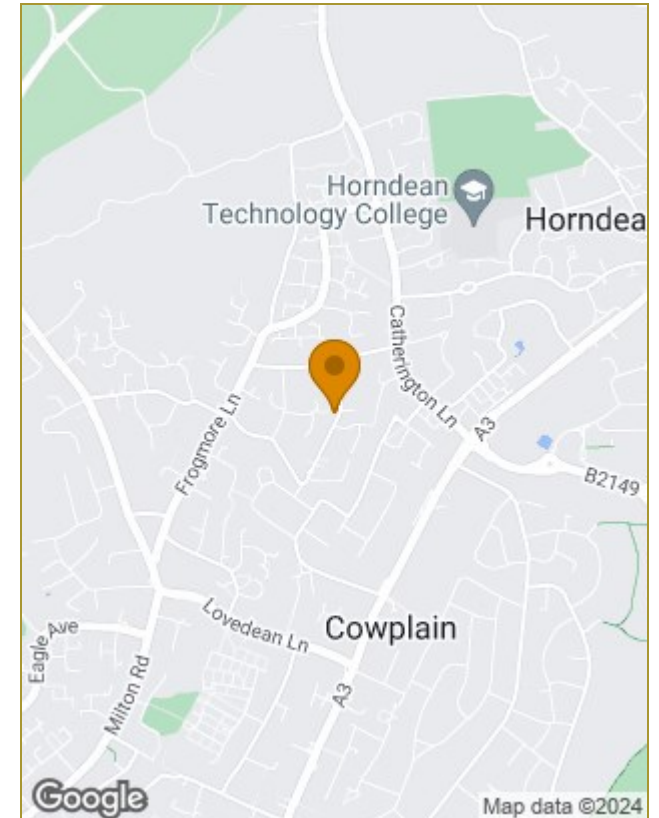




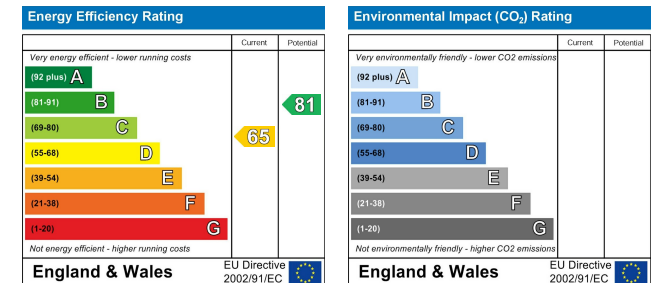
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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