





20 Catkin Grove

Horndean, PO8 0UW

- DETACHED HOME
- KITCHEN/BREAKFAST ROOM
- LARGE DRIVEWAY & DOUBLE GARAGE
- UTILITY ROOM & GROUND FLOOR CLOAKROOM
- CONSERVATORY
- FOUR BEDROOMS
- 22FT LIVING ROOM
- EN-SUITE TO MASTER
- WESTERLY ASPECT REAR GARDEN
- EASY ACCESS TO A3

Nestled within a tranquil cul-de-sac in Horndean, discover this exquisite four-bedroom detached home, crafted by Charles Church in 2015. Tucked away yet conveniently close to Keydell Nurseries and a short stroll from the vibrant Horndean village, this residence offers an idyllic blend of suburban serenity and urban convenience.



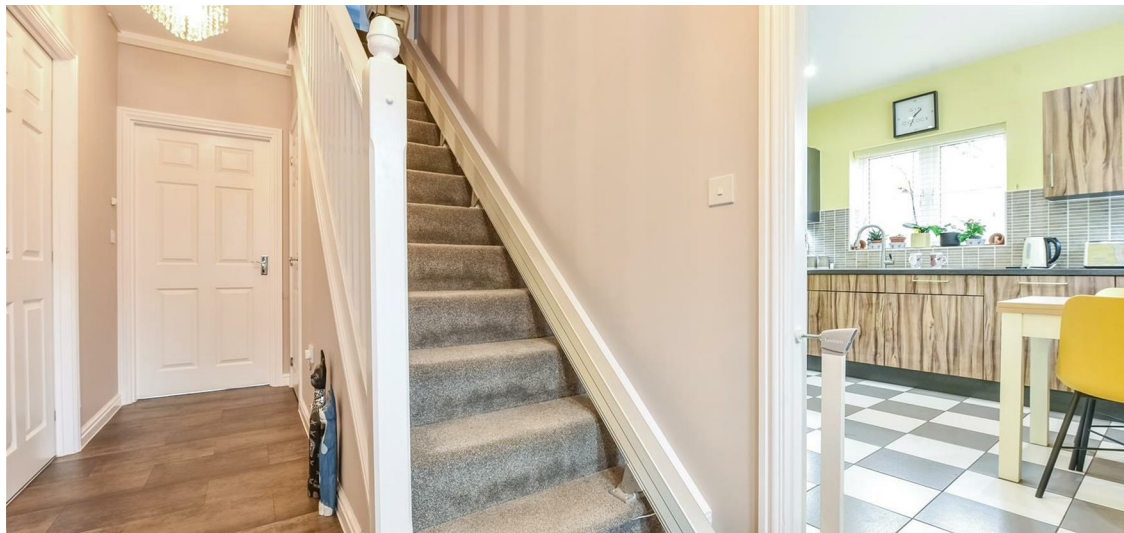
Upon arrival, be captivated by the allure of the well-presented exterior, featuring a large blocked paved driveway capable of accommodating multiple vehicles, alongside a double garage boasting both power and light, with ample storage space nestled into the eaves. A side access pathway leads to the rear garden, while the property enjoys a peaceful corner position within the development.

Step inside to discover a haven of modern living, starting with the spacious and inviting kitchen breakfast room, perfect for culinary endeavors and family gatherings alike. Adjacent, a cloakroom and utility room enhance the functionality of the ground floor, while the expansive lounge diner beckons relaxation, with bi-fold doors seamlessly extending the living space outdoors, with the added benefit of a charming conservatory which also accesses and overlooks the gardens.

Ascend to the first floor, where four well-proportioned bedrooms await, offering comfort and tranquility for the entire household. The master bedroom boasts a luxurious shower en-suite, providing a private retreat, while a separate modern family bathroom caters to the needs of the family or guests. Outside, the west-facing rear garden has been thoughtfully landscaped to create an oasis of relaxation, featuring a decked area, patio, flower beds, and artificial grass, ideal for outdoor entertaining or quiet moments of reflection.

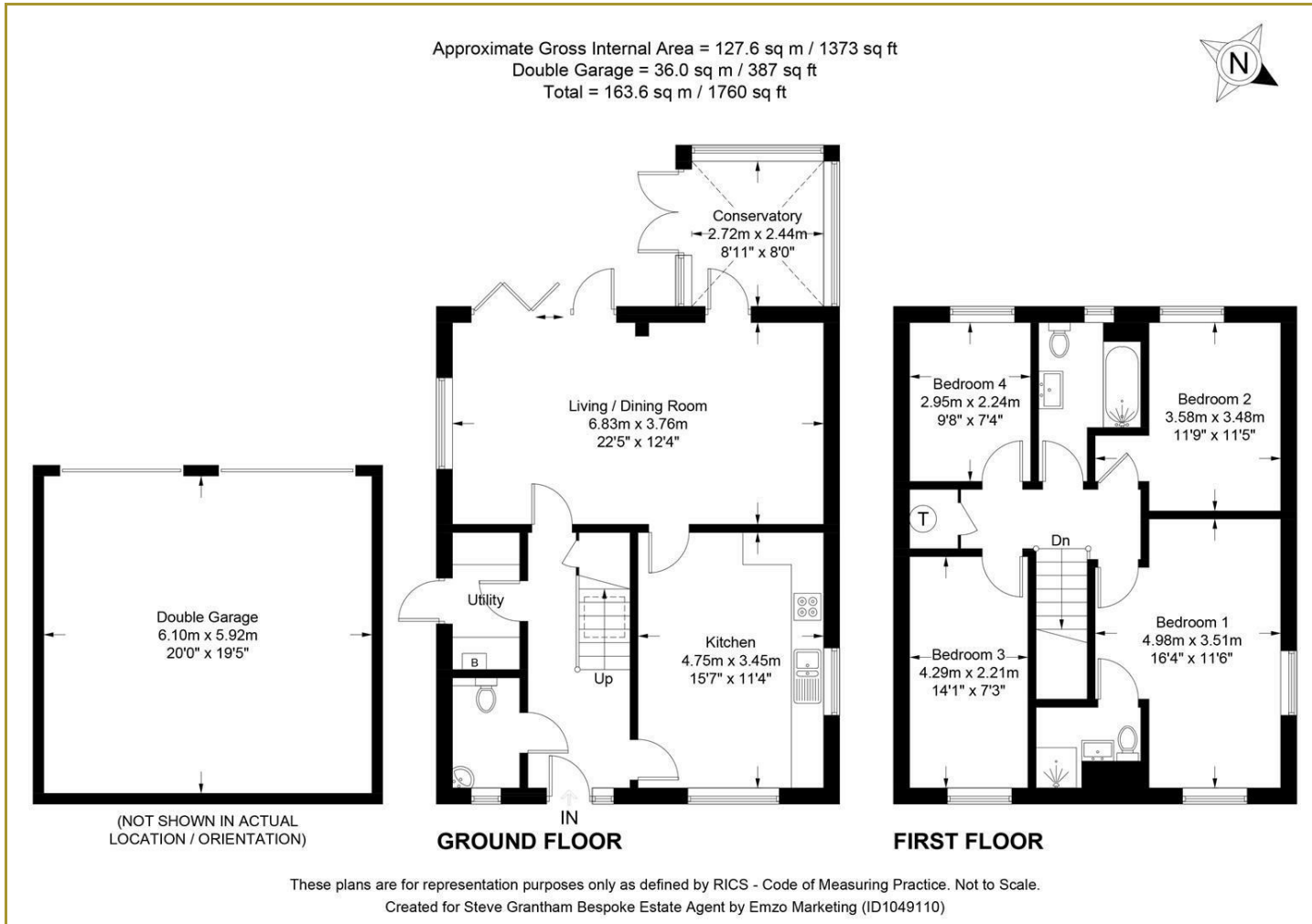
Located within walking distance to the village center, residents enjoy easy access to local shops, cafes, and restaurants, while fantastic transport links via the nearby A3 ensure seamless connectivity to neighboring areas. Experience the epitome of modern family living in this secluded gem nestled in the heart of Horndean.



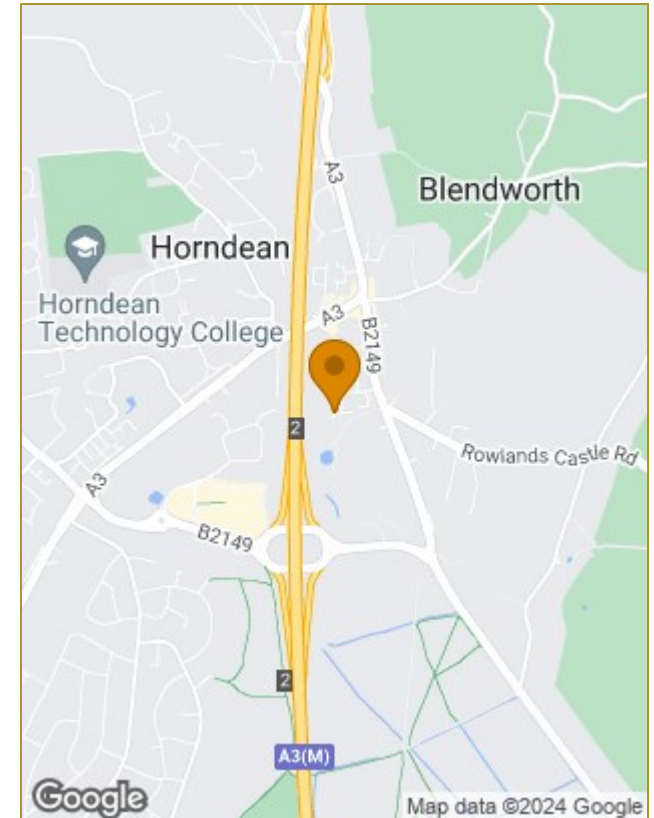




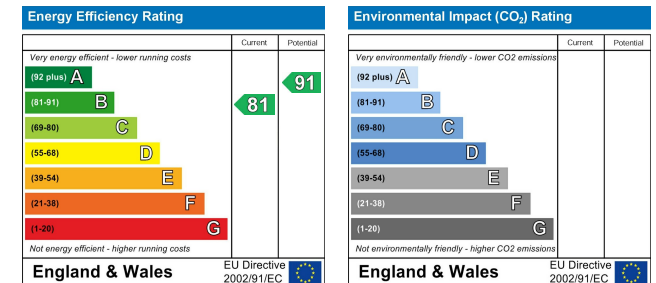
Floor Plans



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.

14 Cotwell Avenue, Hordean, PO8 9AN

Tel: 02393 090015 Email: steve@stevegranthambespoke.co.uk <https://www.stevegranthambespoke.co.uk>