





Guide price £1,000,000

# 204 Portsmouth Road

Horndean, PO8 9HR

- DETACHED FAMILY HOME
- THREE BATHROOMS
- OVER 3800 SQ FT OF ACCOMMODATION
- WEST FACING GARDEN WITH HEATED SWIMMING POOL
- SCOPE TO EXTEND FURTHER (STPP)
- FIVE BEDROOMS
- GATED DRIVEWAY & GARAGE
- 41FT OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- REQUESTED LOCATION
- BEAUTIFULLY FINISHED HOME

Welcome to this beautifully presented and extended detached residence, situated in one of the area's most enviable addresses. This unassuming home offers far more than initially meets the eye, having previously been granted planning permission for a further extension and re-modeling of the front, allowing for additional customization and enhancement.



Approached by a large gated driveway, this property provides ample off-road parking and access to the garage, ensuring convenience and security.

Upon entering, you are greeted by a large entrance hallway that sets the tone for this elegant home, offering access to all principal rooms.

At the front of the house are two versatile reception rooms, ideal as a living room and a formal dining room or playroom. A further reception area would make an excellent home office or games room. The rear of the home embodies modern living with a large open plan kitchen/dining/family room. This space flows beautifully via bi-folding doors into the garden, allowing ample natural light to fill the room. The central grand staircase provides access to the first floor. The open plan family area naturally extends into a conservatory, which overlooks the west-facing rear garden, perfect for enjoying the afternoon sun.

To the first floor are five bedrooms, four of which are good-sized double rooms. Two of these bedrooms feature en-suites, while the remaining rooms share a family bathroom finished with a modern white suite.

The rear garden is a well-maintained oasis, offering a large patio area ideal for alfresco dining. A timber pergola provides a shaded seating area, perfect for relaxing or entertaining guests. At the foot of the garden is a cabin, alongside a heated swimming pool. The cabin could serve as a bar, home office, or additional leisure space. The remainder of the garden is laid to lawn, creating a fantastic entertaining space for the whole family.

This exquisite residence truly offers a unique opportunity to own a home of exceptional quality and potential in a highly sought-after location. Schedule a viewing today to experience all that this remarkable property has to offer.

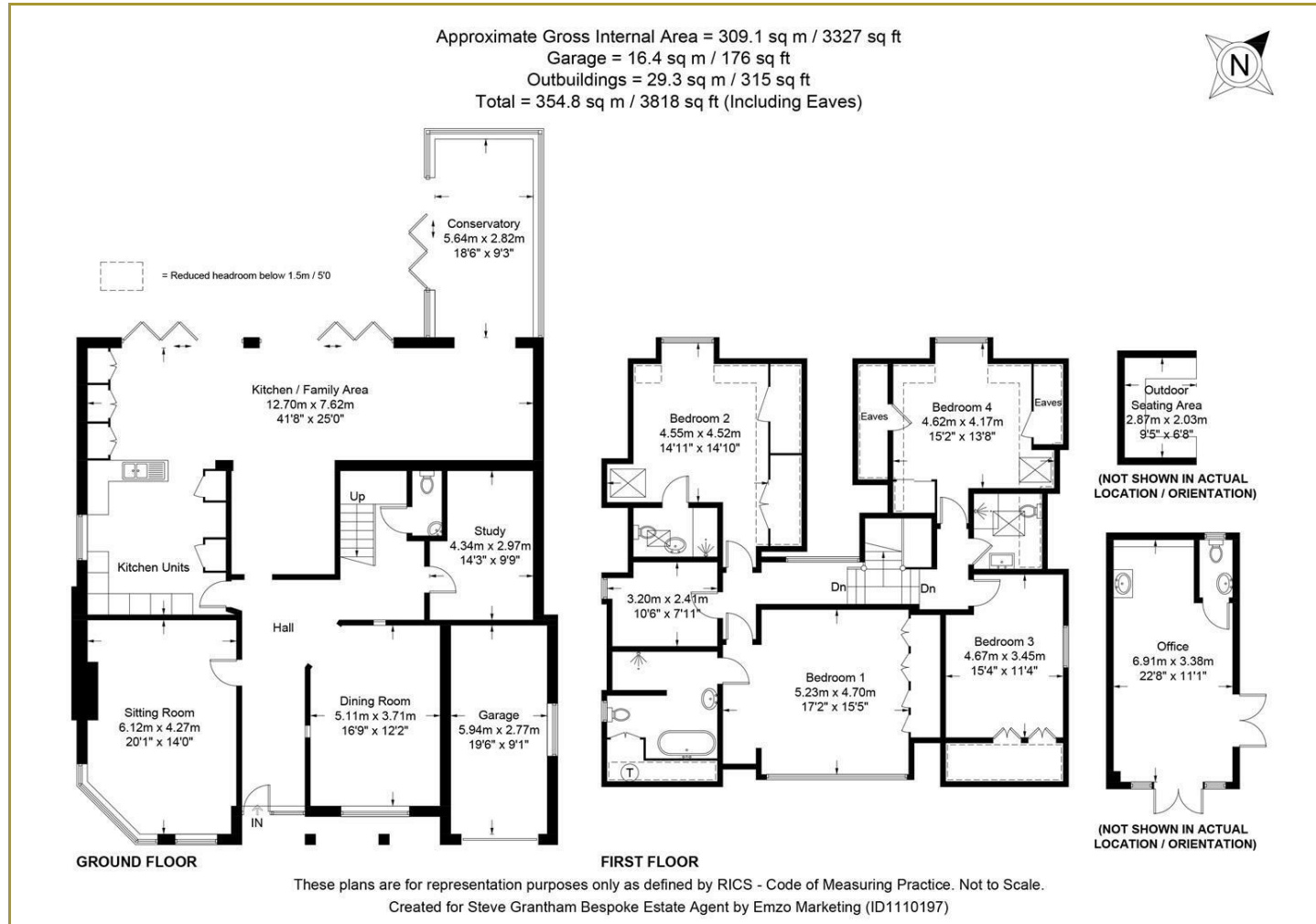
Agents Note: The planning permission for the front extension has now expired, but being previously granted, one would imagine it would be granted again.



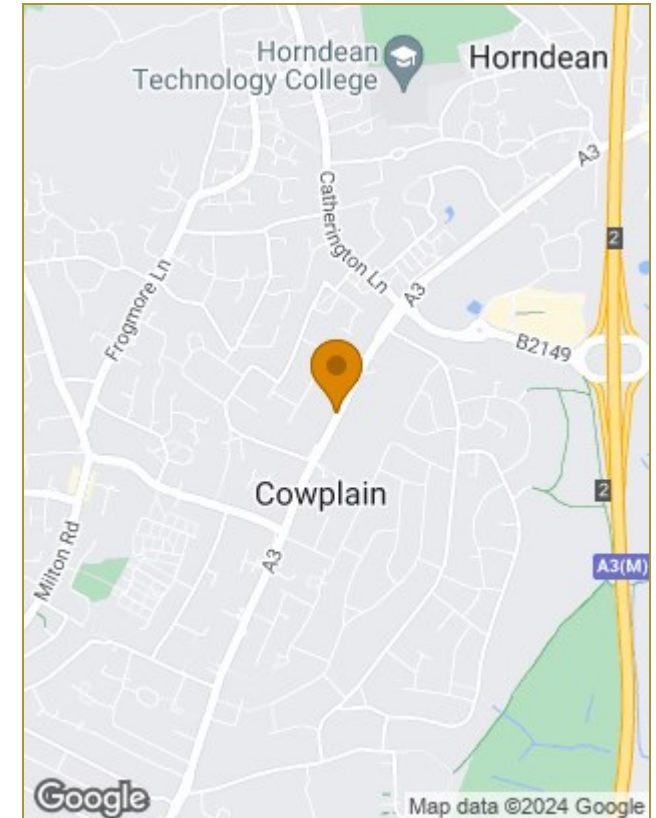




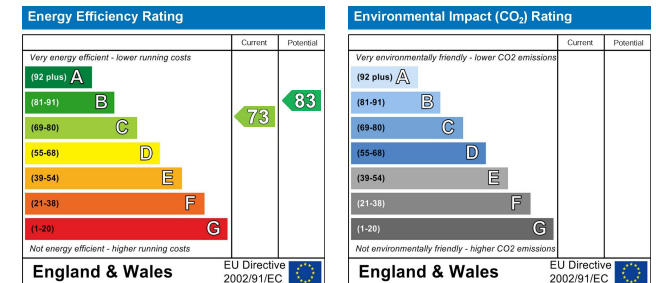
## Floor Plans



## 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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