





41

Bulls Copse Lane

Yale

Guide price £600,000

41 Bulls Copse Lane

Horndean, PO8 9RA

- INDIVIDUAL DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING ROOM
- FOUR/FIVE BEDROOMS
- WRAP AROUND GARDENS
- NO FORWARD CHAIN
- LARGE DRIVEWAY & GARAGE
- TWO FURTHER RECEPTION ROOMS
- TWO BATHROOMS
- POTENTIAL TO CONVERT LOWER GROUND FLOOR (SEE OWNERS PLANS FOR ANNEXE)

We are delighted to offer this individual, detached family home sitting in a popular location. Located close to local schools and offering easy access to the A3M, this home has a kitchen/dining/family room, lounge, four/five bedrooms, large master suite, utility room, large driveway, basement garage and extensive work shop which has potential to be converted to an annexe.



On the ground floor there is a large open plan kitchen/dining/family room with dual aspect windows and French doors opening to the gardens, the kitchen has been recently re-fitted, has integrated appliances, a breakfast bar and wooden work surfaces. Doors access a pantry, utility area and ground floor cloakroom also. There are two further reception rooms the main reception is a dual aspect living room with a feature fireplace housing a wood burning stove. The second reception room would make a great playroom/fifth bedroom and again enjoys dual aspect windows.

To the first floor there are four double bedrooms, the master bedroom is a fantastic size, with fitted wardrobes and an en-suite shower room. The three remaining bedrooms are all good-sized rooms and the bathroom has a modern white three-piece suite.

The gardens sprawl the front side and rear of this home, the majority is laid to lawn with shrub and flower borders, there is a decked area which is a great entertaining space including an open fronted timber outbuilding.

The driveway leads past the side of this home and offers ample off-road parking, and access to the lower ground floor, currently this is a garage with a two additional rooms/workshops. There is potential for the new owners to put their stamp on this space and possibly convert to living space or an annexe, the current owners have had plans drawn for this.



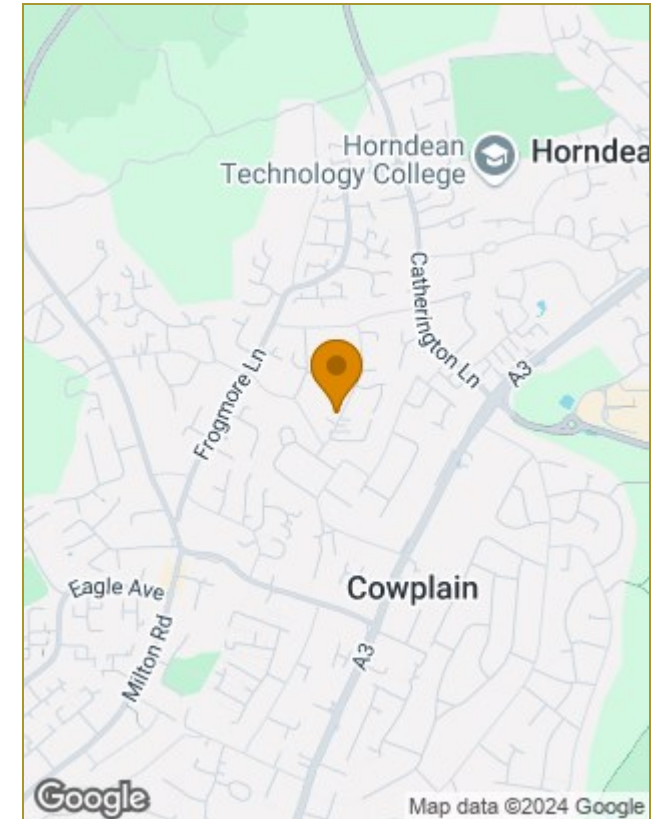




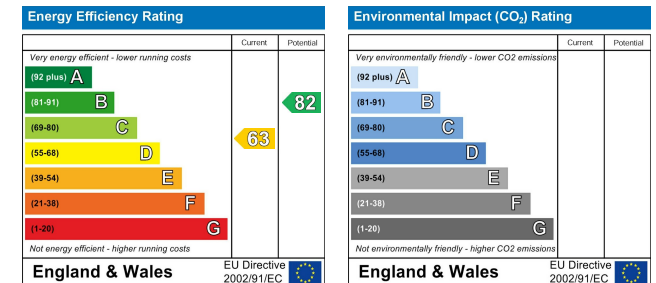
Floor Plans



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.