





42 The Yews

Horndean, PO8 0BH

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- GARAGE
- OWNED SOLAR PANELS
- DETACHED HOUSE
- ENSUITE TO MASTER
- SOUTHERLY ASPECT REAR GARDEN
- PARKING FOR THREE CARS
- CUL DE SAC

A highly energy-efficient four-bedroom detached home, nestled in a quiet cul-de-sac in Horndean, just a short walk from the village centre. This beautifully presented property offers two spacious reception rooms, a modern kitchen with a utility room, and a ground floor cloakroom. Upstairs, there are four well-proportioned bedrooms, including a master with ensuite, plus a stylish family bathroom. Externally, the southerly aspect rear garden provides a perfect space to relax, while the garage and driveway offer parking for three cars. Upgraded by the current owners, the home benefits from solar panels with three battery packs and an electric car charger, making it an excellent choice for those seeking sustainable and cost-effective living.



Guide price £400,000



Nestled in a quiet cul-de-sac within the sought-after village of Horndean, this impressive four-bedroom detached home offers a perfect blend of modern comfort, energy efficiency, and convenience. Within walking distance of the village centre, local amenities, and excellent transport links, this property provides an ideal setting for family living.

Upon entering, you are welcomed into a well-proportioned Lounge, leading to Dining Room, offering flexible living arrangements. The lounge provides a relaxing space, while the second reception room is perfect for use as a dining room, home office, or playroom. The modern kitchen is well-equipped and benefits from a separate utility room, ensuring practicality for busy family life. A convenient ground floor cloakroom completes the layout.

Upstairs, four generously sized bedrooms provide ample accommodation, with the master bedroom featuring its own ensuite shower room. The remaining three bedrooms are all well-sized and share a stylish family bathroom.

Externally, the property boasts a beautifully maintained southerly aspect rear garden, offering a perfect space for outdoor entertaining or relaxing in the sun. A powered and lit shed provides additional storage or workshop space. To the front, the home benefits from a garage and off-street parking for three cars.

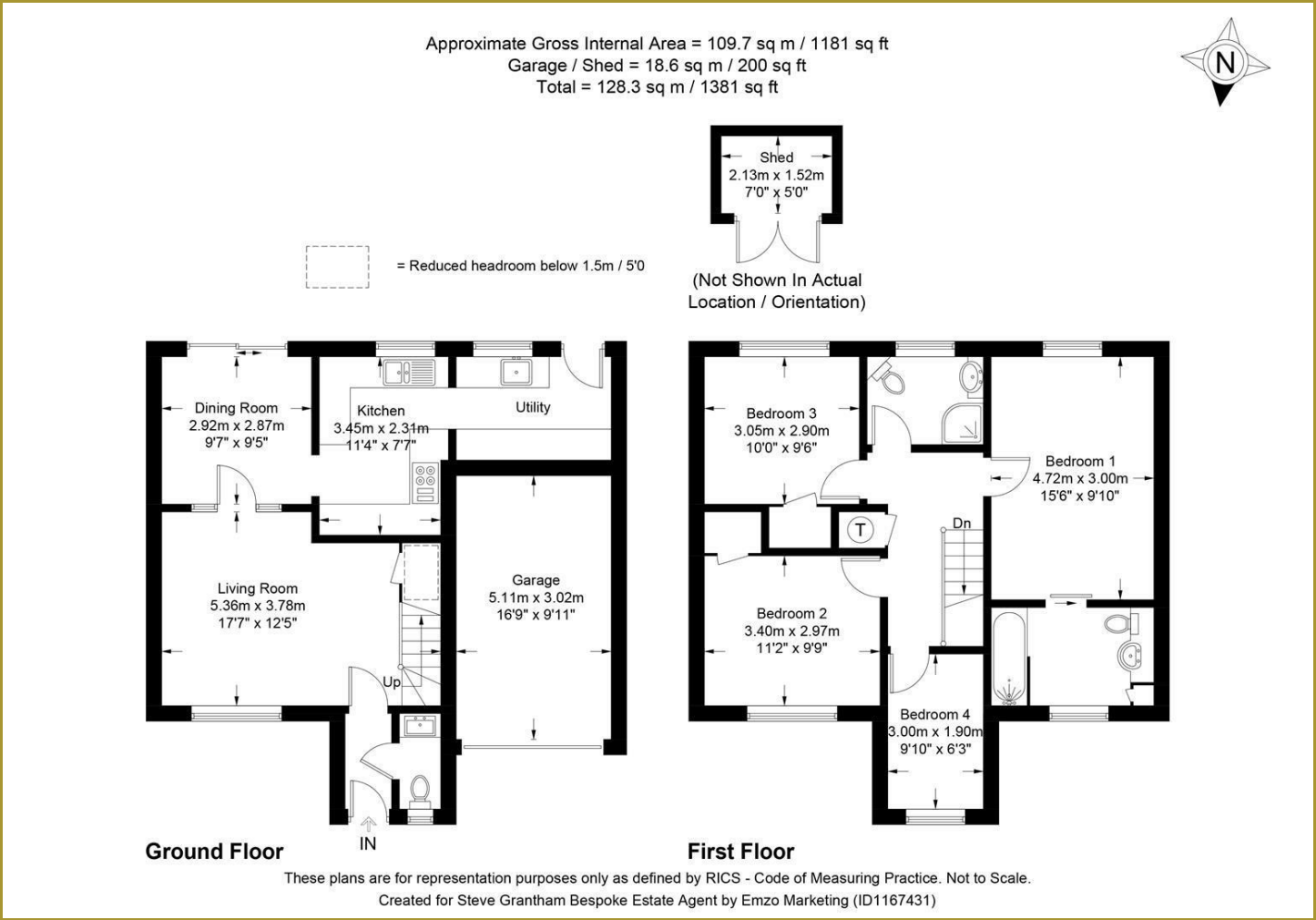
This home has been significantly upgraded by the current owners to enhance its energy efficiency. Featuring solar panels with a 2.2kW maximum output, three battery packs holding 3.3kW each, and a 2kW equivalent solar hot water system installed approximately a year ago, the property benefits from lower energy costs and sustainable living. Additionally, an electric car charger is installed for added convenience.

Situated in a prime location close to local schools, parks, and major road links, this thoughtfully upgraded and well-presented home offers an excellent opportunity for families looking for a spacious, energy-efficient, and conveniently located property in Horndean.





Floor Plans

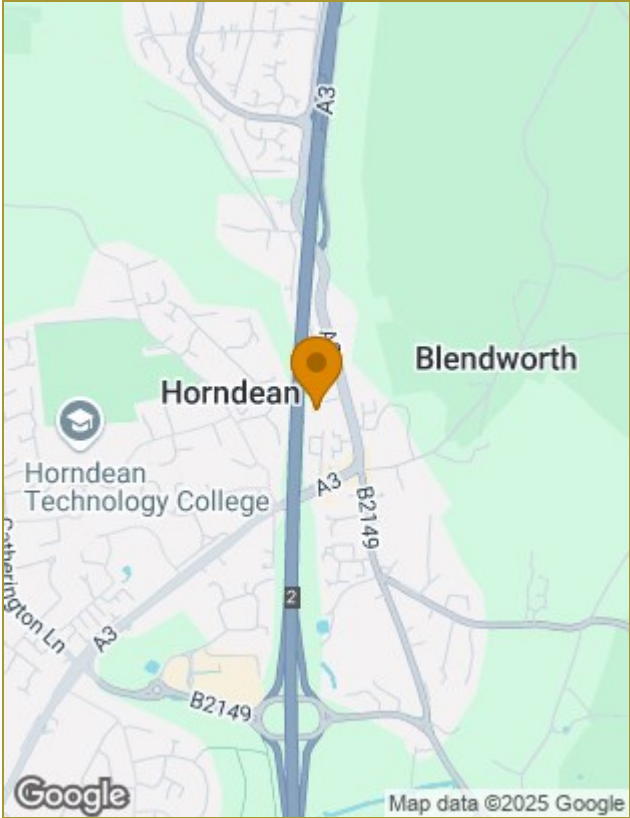


Viewing

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

