





10A Dell Close

Widley, PO7 5AY

- FOUR BEDROOMS
- 0.22 ACRE PLOT
- GARAGE AND PARKING
- CUL DE SAC LOCATION
- DETACHED HOME
- UTILITY ROOM
- SOUTHERLY ASPECT GARDEN
- STUNNING VIEWS

*** Guide Price £500,000 - £525,000 *** No forward chain - A unique opportunity to own something different to the norm, with the plot spanning just shy of a quarter of an acre, the garden becomes part of Portsdown Hill itself - the views are simply breathtaking. This spacious four-bedroom detached home is set across two levels, offering versatile living accommodation. Nestled in a quiet cul-de-sac, the property boasts a generous sitting room, a modern kitchen, a separate utility room, and a study/fourth bedroom on the ground floor. The lower ground floor features three well-proportioned bedrooms, including a spacious master, along with a family bathroom. The property benefits from a large integral garage, with electric roller door and off-street parking. The layout provides flexible options for family living.



This impressive and well-designed four-bedroom detached home offers versatile and spacious living accommodation set across three floors. Located in a peaceful cul-de-sac, this property provides a perfect blend of modern comfort and practical family living.

Upon entering the home, you are welcomed into a bright and airy hallway leading via bespoke hand crafted doors to the ground floor living areas. The generous sitting room, measuring an expansive 22'10" x 22'0", provides a fantastic space for both relaxing and entertaining. Large 'wave doors' allow natural light to flood the room whilst provide access onto the elevated balcony overlooking the garden. The kitchen is well-equipped with modern fittings and ample worktop space, seamlessly connecting to the adjacent utility room, which offers additional storage and laundry facilities. A ground-floor cloakroom adds convenience, and a study/fourth bedroom provides a flexible space ideal for home working or guest accommodation.

Stairs lead down to the lower ground floor, where three well-proportioned bedrooms are located. The spacious master bedroom enjoys a bright rear aspect, while two further bedrooms provide comfortable accommodation for family or guests. A modern family bathroom serves this level, complete with a bath and walk-in shower, designed for both style and functionality.

Externally, the current owners have spent significant funds landscaping and tiering the garden to offer several seating and patio area. Set into Portsdown Hill the top level offers breath taking views as far as the South Downs and across nearby countryside. The property benefits from a garage measuring 17'6" x 10'3", offering secure parking or additional storage, alongside off-street parking for multiple vehicles. The home is ideally situated within easy reach of local amenities, transport links, and well-regarded schools, making it a fantastic choice for families or professionals seeking a spacious and adaptable home in a sought-after location.

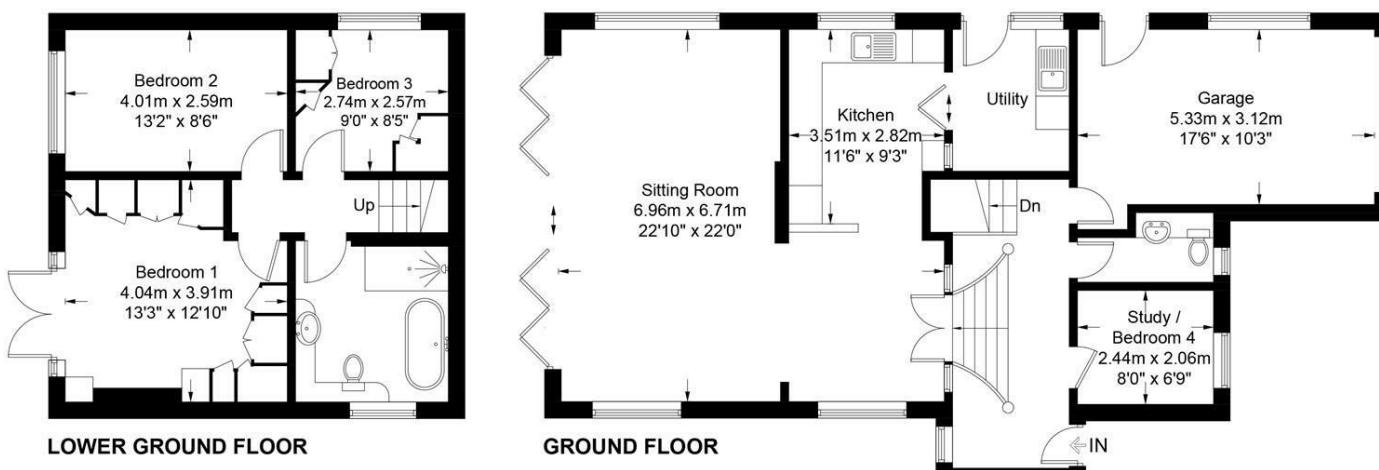
Buyer information - to protect and encourage local wildlife the top tiered area of the garden has a covenant restricting boundary fencing, further information upon request.





Floor Plans

Approximate Gross Internal Area = 138.2 sq m / 1487 sq ft
(Including Garage)



LOWER GROUND FLOOR

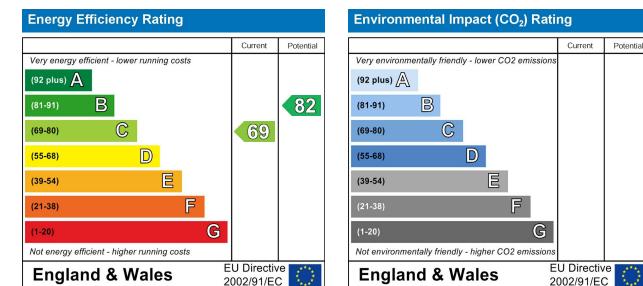
GROUND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created for Steve Grantham Bespoke Estate Agent by Emzo Marketing (ID1170572)

Location Map



Energy Performance Graph



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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