









# 1 Glamorgan Road

Catherington, PO8 0TS

- EXCEPTIONAL DETACHED HOME
- THREE BATHROOMS
- OVER 2800 SQ FT OF ACCOMMODATION
- PLOT OF APPROX 1/3 OF AN ACRE
- HIGHLY SOUGHT AFTER LOCATION
- FOUR BEDROOMS
- STUNNING FAR REACHING VIEWS
- SPACIOUS TANDEM LENGTH GARAGE
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- UTILITY ROOM

Situated on one of Catherington's most sought-after roads, this exceptional detached home with over 2800 sq ft, is set on a generous plot of approximately one third of an acre, offering uninterrupted rural views that provide the perfect backdrop for breathtaking sunsets.



Guide price £985,000



From the moment you step into the welcoming entrance hall, it's clear this home has been designed with both family living and entertaining in mind. The heart of the house is undoubtedly the expansive kitchen and dining room, measuring over 25 feet in length, complete with sleek cabinetry, modern appliances, and seamless access to the rear garden. A separate utility room provides a functional space off the kitchen.

The ground floor also boasts a beautifully proportioned sitting room with feature fireplace, which flows into a stylish garden room bathed in natural light from dual aspect french doors opening onto the rear terrace—perfect for taking in the views with a morning coffee or evening glass of wine. A formal dining room offers further flexibility for entertaining or creating a quiet retreat.

Upstairs, the accommodation is equally impressive. The principal bedroom offers a peaceful haven with ample built in storage including a walk in wardrobe and views over the surrounding countryside. It is complemented by a stylish en-suite. Bedroom two benefits from its own en-suite and room off, which could be used as a playroom, office, study or dressing room, while the remaining two double bedrooms are well-proportioned, with easy access to the luxurious family bathroom.

Externally, the beautifully maintained garden wraps around the property, offering sweeping lawns and a variety of seating areas to enjoy the sun at all times of day. To the front, the large gated driveway provides ample parking for multiple vehicles and leads to the double length garage measuring nearly 30 feet in length—ideal for car enthusiasts or those needing workshop space.

Located in a peaceful, rural village setting, with schools, church, popular pub and country walks. Within walking distance, local amenities, independent shops, convenience stores and doctors surgery. The market town of Petersfield is within easy reach and provides main line rail services to London and Portsmouth.

This is a rare opportunity to secure a substantial and stylish home with far-reaching views and every modern comfort. Properties in this location seldom come to market—early viewing is highly recommended.



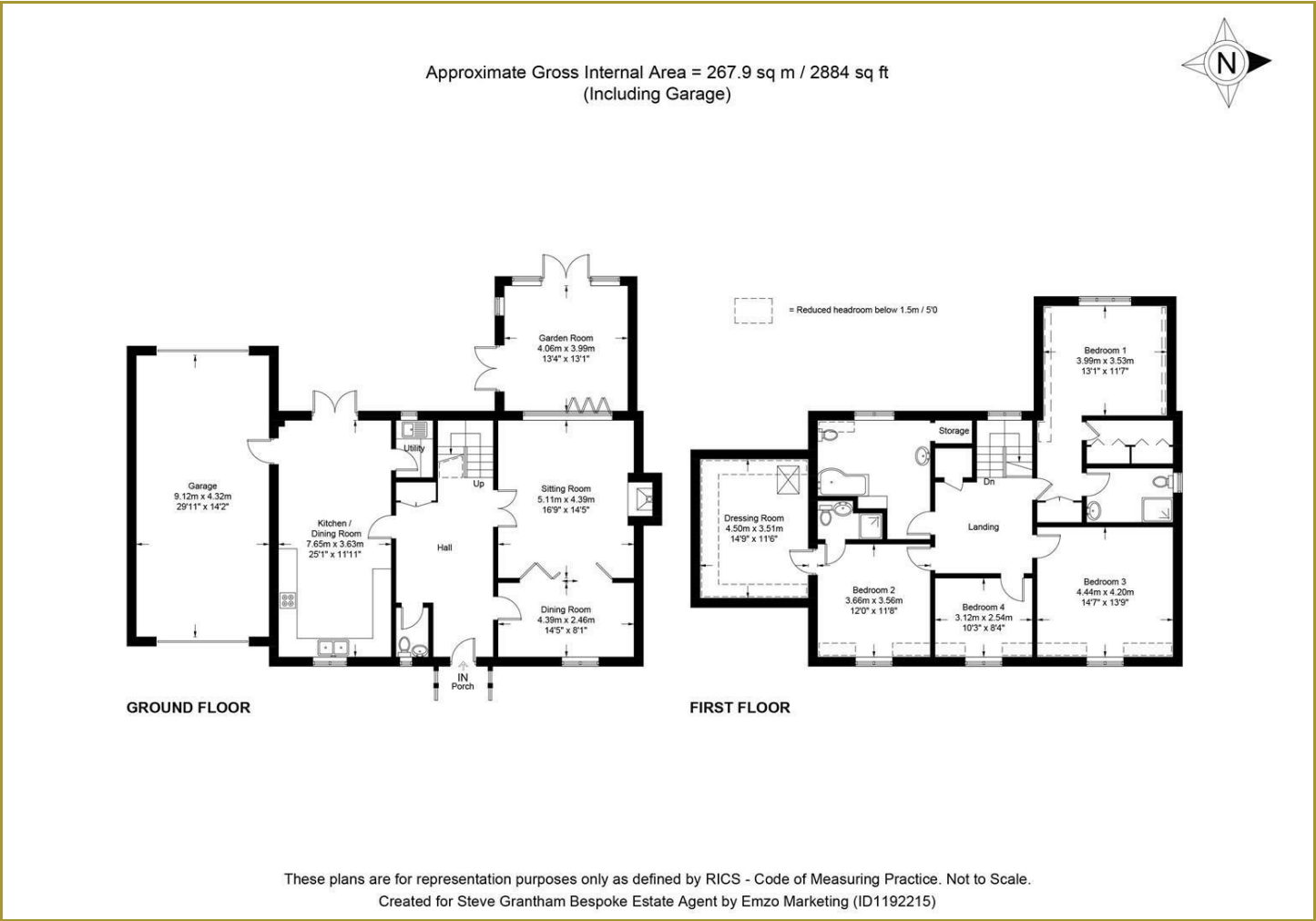








Floor Plans

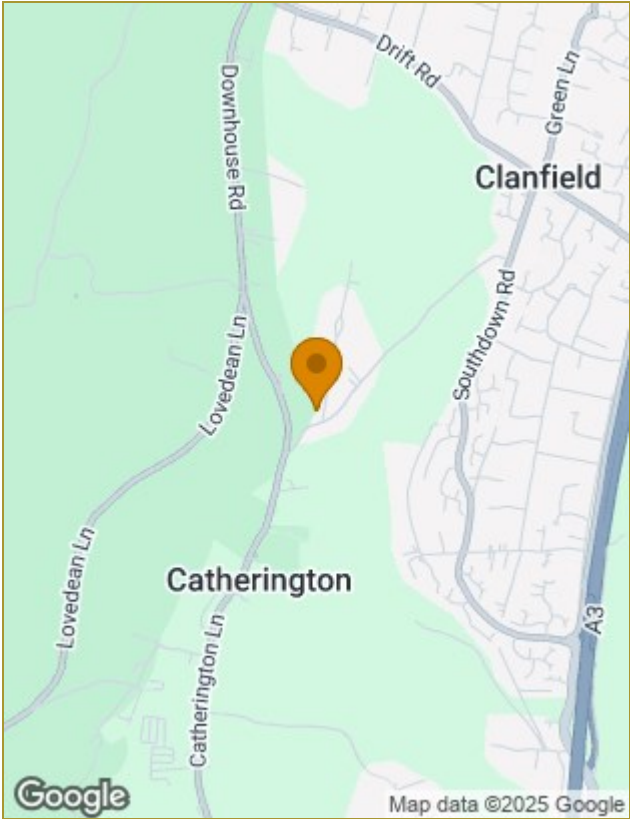


Viewing

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

