









# 2 Crossbill Close

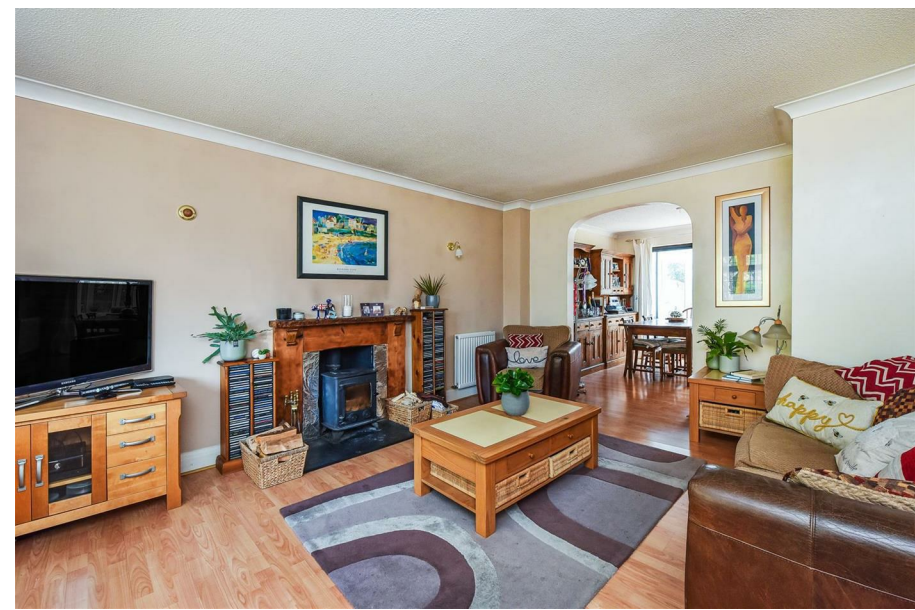
Horndean, PO8 9DT

- DETACHED FAMILY HOME
- GARAGE CONVERTED TO LIVING SPACE
- REQUESTED STONECHAT LOCATION
- EASY ACCESS TO THE A3
- FOUR DOUBLE BEDROOMS
- CONSERVATORY
- CLOSE TO FANTASTIC SCHOOLS
- DRIVEWAY FOR TWO CARS

This beautifully presented detached four-bedroom home is located on the sought-after Stonechat Estate and offers an ideal setting for growing families. The property is in great condition throughout and has been thoughtfully enhanced with a garage conversion, providing additional ground floor living space. Conveniently situated within walking distance of both Horndean Junior School and Horndean Technology College, it also benefits from close proximity to scenic countryside walks and excellent access to the A3, making it perfect for both family life and commuting.



Guide price £500,000



Situated in a quiet cul-de-sac on the highly sought-after Stonechat Estate, this detached family home offers a wonderful blend of space, comfort, and convenience. Tucked away among a small number of houses, the property is just a short walk from well-regarded infant, junior, and senior schools, making it perfectly suited for family living. Upon arrival, a double driveway welcomes you and leads to the front entrance of the home. Inside, the ground floor presents a variety of living spaces designed to suit modern family life. To the left of the hallway, a cosy lounge with a log-burning stove opens through an archway to the dining area, offering an open yet subtly separated layout. To the right, the kitchen overlooks the rear garden and is complemented by a separate utility room. The original integral garage has been thoughtfully converted into an additional living room, ideal for use as a playroom, office, or even a ground floor bedroom. From the dining area, doors lead into a bright conservatory, providing a relaxing spot to enjoy sunny days. The rear garden is both spacious and low maintenance—perfect for children to play or for hosting outdoor gatherings with family and friends. Upstairs, the property offers four generously sized bedrooms, each comfortably accommodating a double bed along with accompanying furniture, making them ideal for family living or hosting guests. The principal bedroom stands out with the added benefit of fitted wardrobes and a private en-suite, offering both convenience and a touch of luxury. The family bathroom is impressively spacious and thoughtfully designed, featuring both a bathtub and separate shower, as well as twin sinks for added practicality. The home is perfectly positioned in an area known for its charming local pubs and is within easy reach of excellent shopping facilities, strong transport links, and swift access to the A3. Additionally, it sits just a short distance from highly regarded local schools, enhancing its appeal as a superb family home.



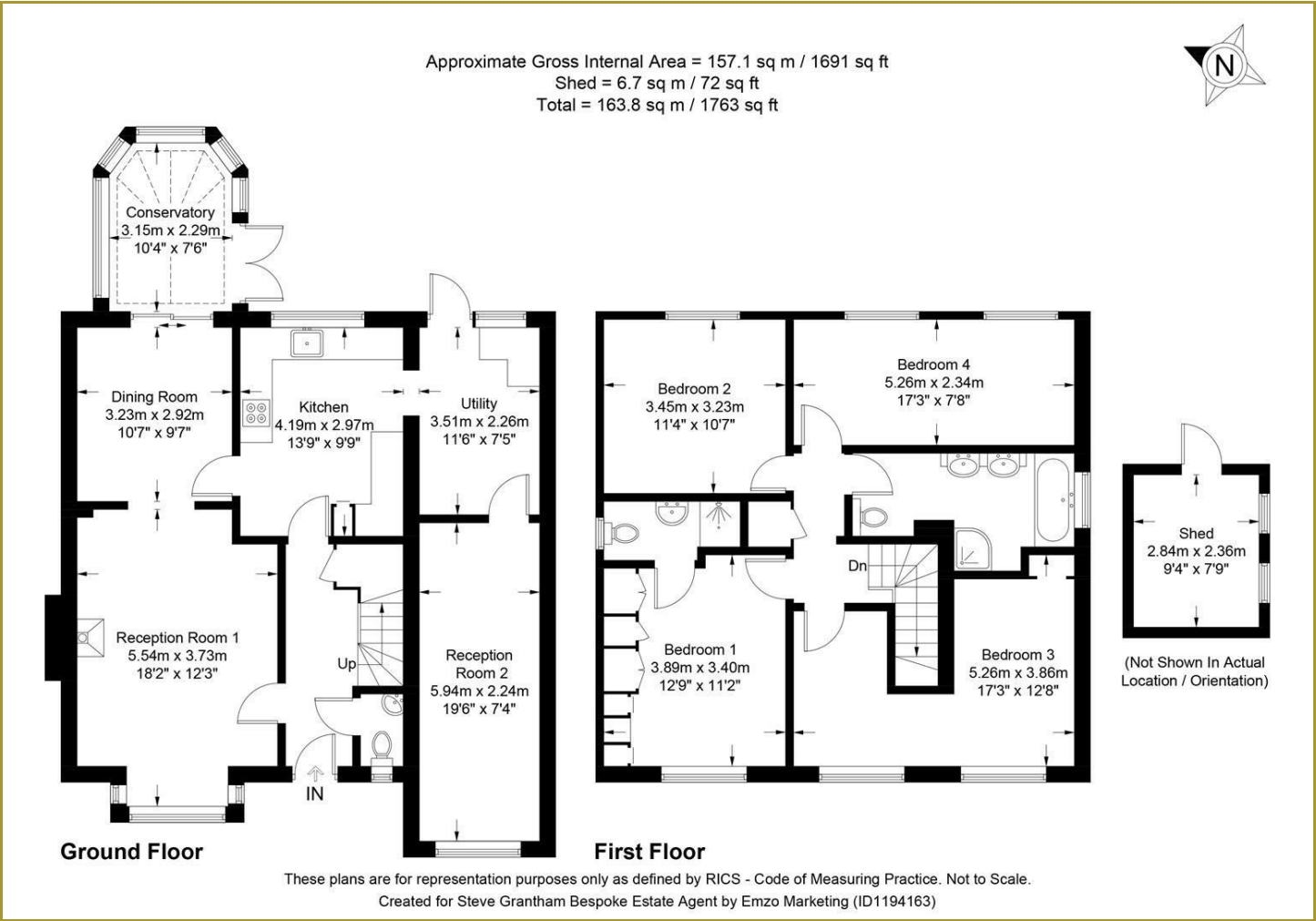








Floor Plans

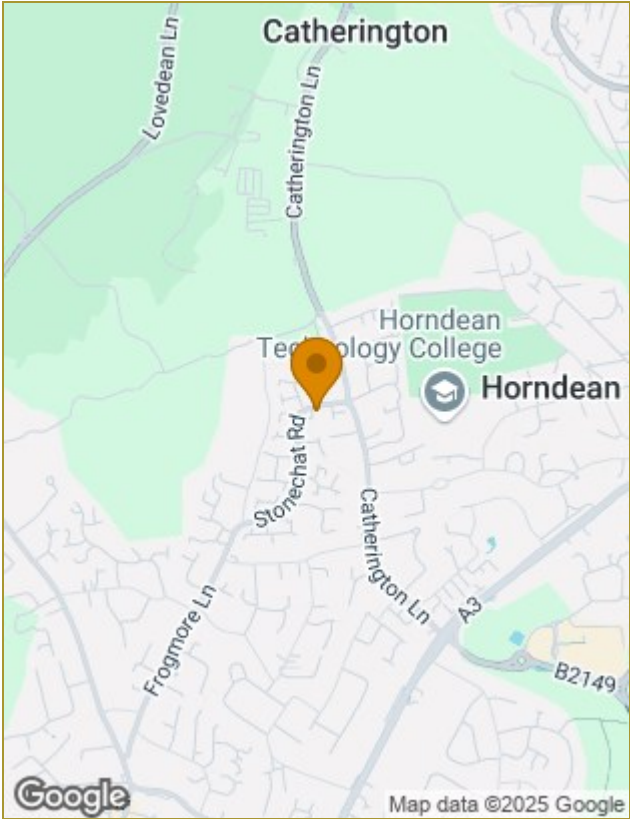


Viewing

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

