





163 Frogmore Lane

Lovedean, PO8 9RD

- EXECUTIVE DETACHED HOME
- WEST FACING REAR GARDEN
- STUDY & UTILITY ROOM
- TWO BATHROOMS
- NO FORWARD CHAIN
- NON-ESTATE LOCATION
- LARGE DRIVEWAY & DOUBLE GARAGE
- FOUR BEDROOMS
- OVER 2100 SQ FT OF ACCOMMODATION
- POTENTIAL TO EXTEND (STPP)

Nestled in a coveted semi-rural pocket between the villages of Lovedean and Catherington, this distinguished executive detached home, constructed in 1990, occupies an enviable plot that offers both privacy and the exciting prospect of extension or enhancement (subject to planning permission).

Guide price £760,000



Approached via a generously sized driveway, the property boasts ample off-road parking and seamless access to a double garage, setting the tone for a residence that combines practicality with prestige.

Stepping through the front door, you are welcomed by a grand entrance hallway beneath a striking gallery-style landing, a feature that immediately conveys the home's sense of space and character. To one side, a well-appointed study provides a quiet haven for work or reading, while to the other, a triple-aspect living room, centred around a charming log burner nestled in an ornate fireplace, flows effortlessly through patio doors into a light-filled conservatory. Here, you can enjoy tranquil views over the west-facing garden as daylight fades.

Adjoining the living areas is a formal dining room that overlooks the garden and sits alongside a substantial kitchen/breakfast room. This versatile hub, already generous in size, presents the ideal canvas for creating a sweeping open-plan kitchen, dining, and family space—should you wish to reimagine the heart of the home. A well-equipped utility room and a conveniently placed cloakroom complete the ground floor, ensuring that every practical need is met without compromising on style.

Ascending to the first floor, four double-sized bedrooms await, each offering a restful retreat at the end of the day. The principal bedroom is particularly noteworthy, featuring extensive built-in wardrobes and a private en-suite bathroom, while the remaining three bedrooms share access to a well-appointed family bathroom. Outside, the rear garden is predominantly laid to lawn, bordered by beautifully stocked shrub and flower beds and punctuated by a patio area that is perfect for alfresco dining. A timber summerhouse tucked into a corner of the garden provides extra flexibility, whether as a hobby room, home office, or simply a peaceful spot to unwind. Homes of this calibre and with such scope for future development rarely present themselves in this serene location, making this an exceptional opportunity for discerning buyers seeking both immediate comfort and long-term potential.









Floor Plans

Location Map

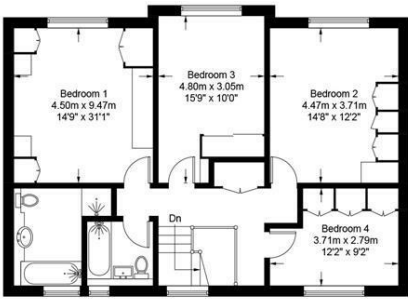
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Approximate Gross Internal Area = 201.2 sq m / 2166 sq ft
Garage = 24.2 sq m / 260 sq ft
Total = 225.4 sq m / 2426 sq ft



Ground Floor

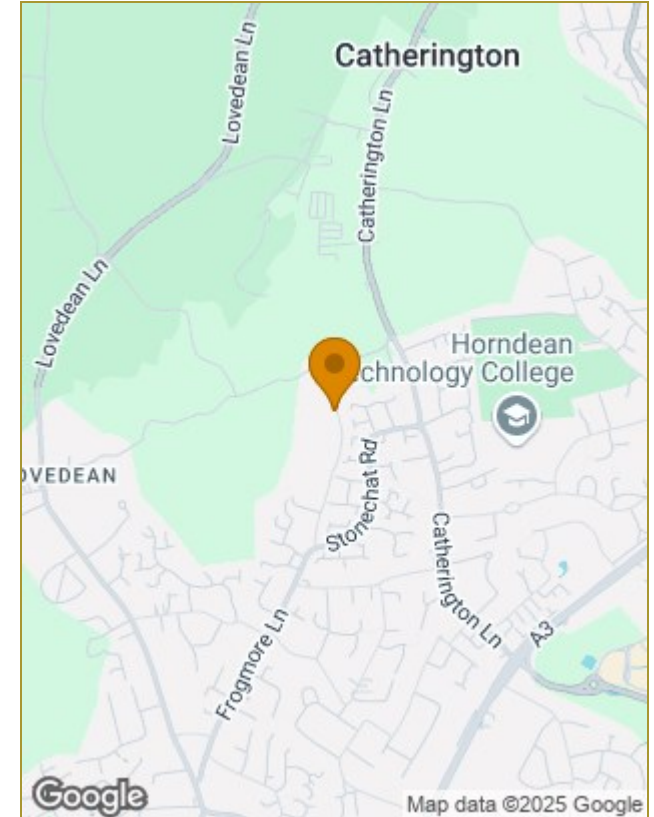
- Conservatory: 4.80m x 3.48m (15'9" x 11'5")
- Sitting Room: 7.42m x 3.99m (24'4" x 13'1")
- Dining Room: 4.83m x 3.07m (15'10" x 10'1")
- Kitchen / Breakfast Area: 5.36m x 3.89m (17'7" x 12'9")
- Utility
- Office / Bedroom: 3.89m x 3.00m (12'9" x 9'10")
- Double Garage: 4.38m x 4.85m (16'4" x 15'11")



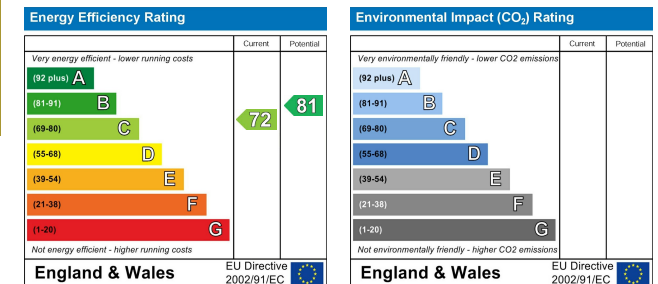
First Floor

- Bedroom 1: 4.50m x 9.47m (14'9" x 31'1")
- Bedroom 2: 4.47m x 3.71m (14'8" x 12'2")
- Bedroom 3: 4.80m x 3.05m (15'9" x 10'0")
- Bedroom 4: 3.71m x 2.79m (12'2" x 9'2")

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 (ID1193339)



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.