









# 122 London Road

Cowplain, PO8 8EY

- DETACHED CHARACTER HOME
- TWO BATHROOMS
- PLOT OF APPROX 0.25 OF AN ACRE
- THREE RECEPTION ROOMS
- UTILITY ROOM
- FOUR BEDROOMS
- GOOD-SIZED DRIVEWAY
- OVER 2000 SQ FT
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- BEAUTIFULLY FINISHED THROUGHOUT

Welcome to a timeless retreat nestled on the Horndean/Cowplain borders – a splendid four-bedroom detached Victorian character home exuding charm and sophistication. Set on a generous plot of approximately a quarter of an acre, this residence boasts a picturesque landscape and promises a lifestyle of comfort and elegance.



Offers in excess of £750,000



Approaching the property, you are greeted by a substantial driveway providing ample off-road parking, setting the stage for the grandeur within. Stepping through the front door, a welcoming entrance hallway beckons, featuring a classic staircase leading to the first floor. The ground floor unfolds seamlessly, revealing a thoughtfully designed layout that offers a balance of versatility and modern convenience. To the left, a dedicated study offers a quiet retreat for work or leisure. Continuing on, the lounge beckons with a fireplace housing a wood burning stove, creating a cozy ambiance. The open plan kitchen/dining/family room is a focal point of contemporary living. The modern fitted kitchen seamlessly integrates with the family area, where a vaulted ceiling with skylight windows enhances the sense of space. Dual aspect windows frame views of the mature gardens, and French doors open onto a patio, inviting the outdoors in. A further reception room makes the ideal space for a playroom or formal dining area. Completing the ground floor is a convenient cloakroom and a utility room, adding practicality to the elegant design.

Ascend the staircase to discover four generously proportioned double bedrooms on the first floor. The master bedroom boasts an en-suite and large fitted wardrobes, offering a private sanctuary. The family bathroom has been thoughtfully re-fitted to reflect a blend of luxury and functionality.

Outside, the rear garden is a haven of tranquility, characterized by its maturity and thoughtful landscaping. A large decked area provides the perfect setting for alfresco entertaining, while a garden shed and summerhouse offer additional utility and charm. The majority of the garden is laid to lawn, bordered by vibrant flora, and a dedicated vegetable garden adds a touch of self-sufficiency.

This exceptional property seamlessly marries Victorian elegance with modern living, creating a harmonious blend of character and convenience. With its spacious interiors, mature gardens, and sought-after location, this home epitomizes the charm of country living while maintaining close proximity to amenities. Embrace the allure of this unique residence – where timeless character meets contemporary comfort.

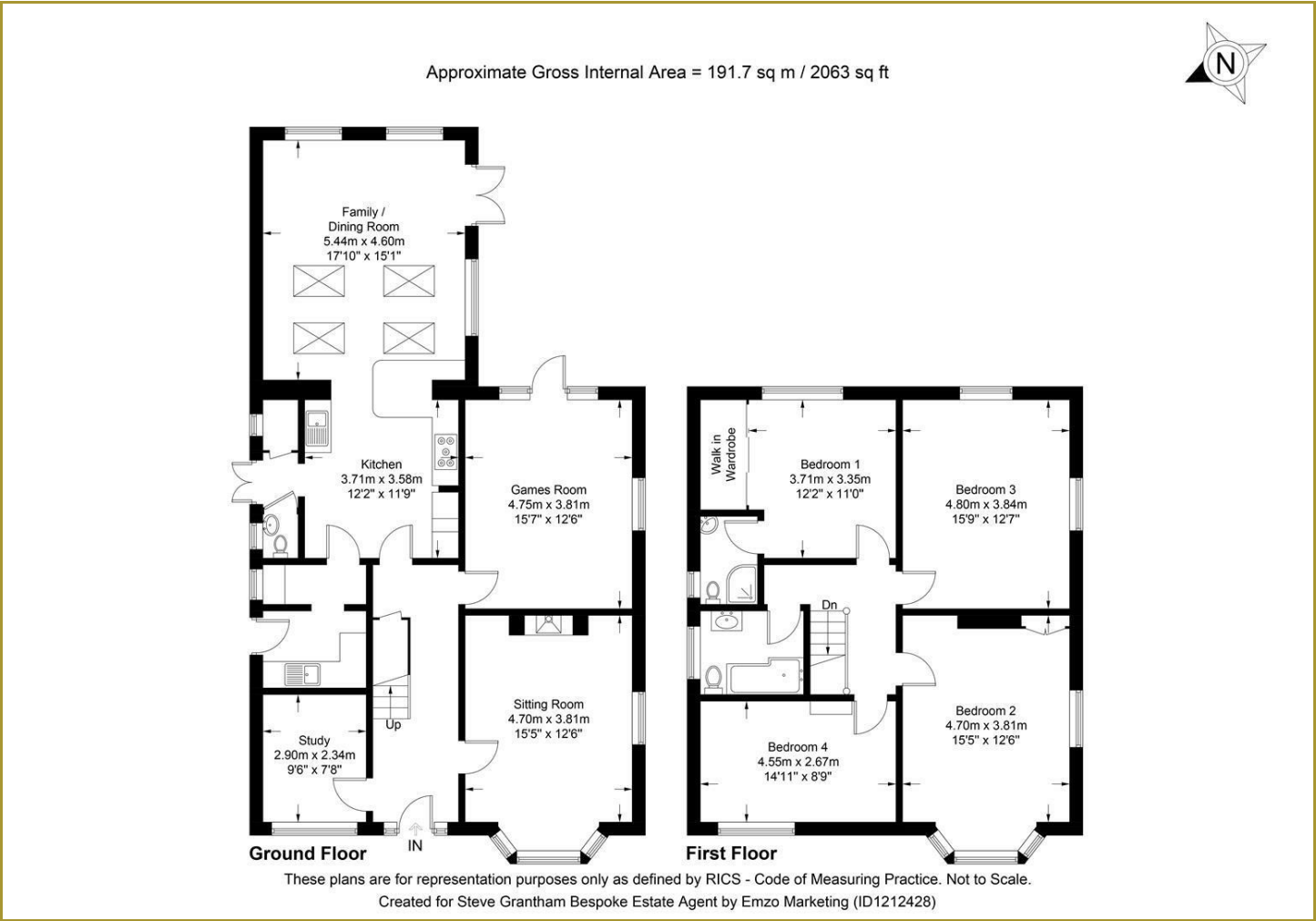




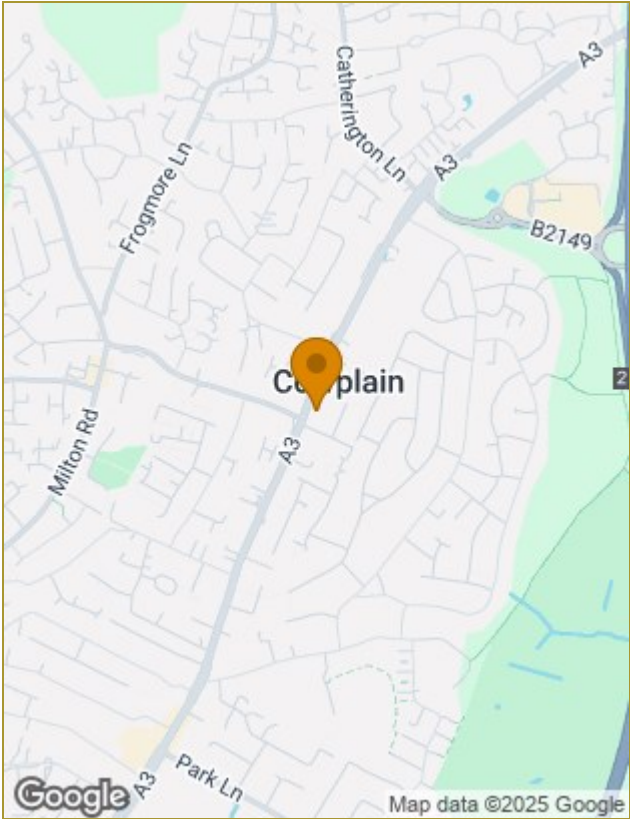




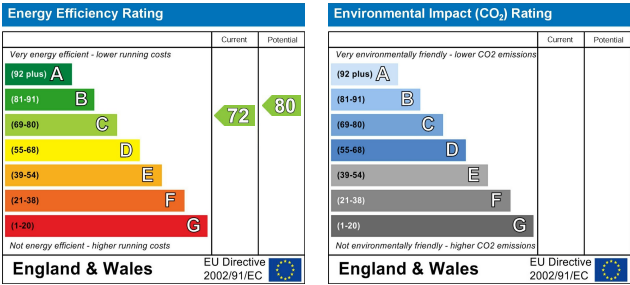
Floor Plans



Location Map



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.