









# 22 The Vale

Horndean, PO8 0HD

- THREE BEDROOMS
- DETACHED GARAGE
- TWO RECEPTION ROOMS
- SOUTHERLY ASPECT REAR GARDEN
- DETACHED HOUSE
- PARKING FOR THREE/FOUR CARS
- CONSERVATORY
- CUL DE SAC LOCATION

Tucked away at the end of a peaceful cul-de-sac on the sought-after Clanfield/Horndean borders, this three-bedroom detached home offers an exceptional blend of privacy, practicality and lifestyle appeal. Enjoying a southerly facing mature rear garden that backs directly onto the Bridle Path to The Lith, it's perfect for dog walkers and nature lovers alike. The property features two reception rooms, a conservatory, and a detached garage with parking for three cars. A rare opportunity in a tranquil setting, with direct access to scenic walks right from your back gate.



Offers in excess of £400,000



Set at the very end of a peaceful cul-de-sac on the desirable Clanfield/Horndean borders, this charming three-bedroom detached house offers a wonderful opportunity for those seeking both tranquillity and convenience. With direct gated access to the scenic Bridle Path leading to The Lith, this home is ideal for dog walkers, outdoor enthusiasts, or anyone who values countryside walks quite literally on their doorstep.

Inside, the property features two versatile reception rooms, offering flexible space for family life, dining, or home working. A well-appointed kitchen opens directly into the rear garden, while the Lounge flows seamlessly through to a spacious conservatory, which enjoys views over the private, southerly-facing garden. This bright and welcoming space benefits from a log-burning stove, creating a cosy yet light-filled area to enjoy year-round.

Upstairs, three well-proportioned bedrooms are served by a family bathroom.

Outside, the garden is mature, well-maintained and fully enclosed — ideal for children, pets or summer entertaining. The home also benefits from a detached garage and parking for three cars, offering ample space for vehicles or storage.

Located close to the border of Clanfield and Horndean, the property combines countryside surroundings with easy access to local shops, schools and transport links. Offered in good condition throughout, this delightful home presents a rare chance to enjoy peaceful village living with the added benefit of direct access to green spaces.



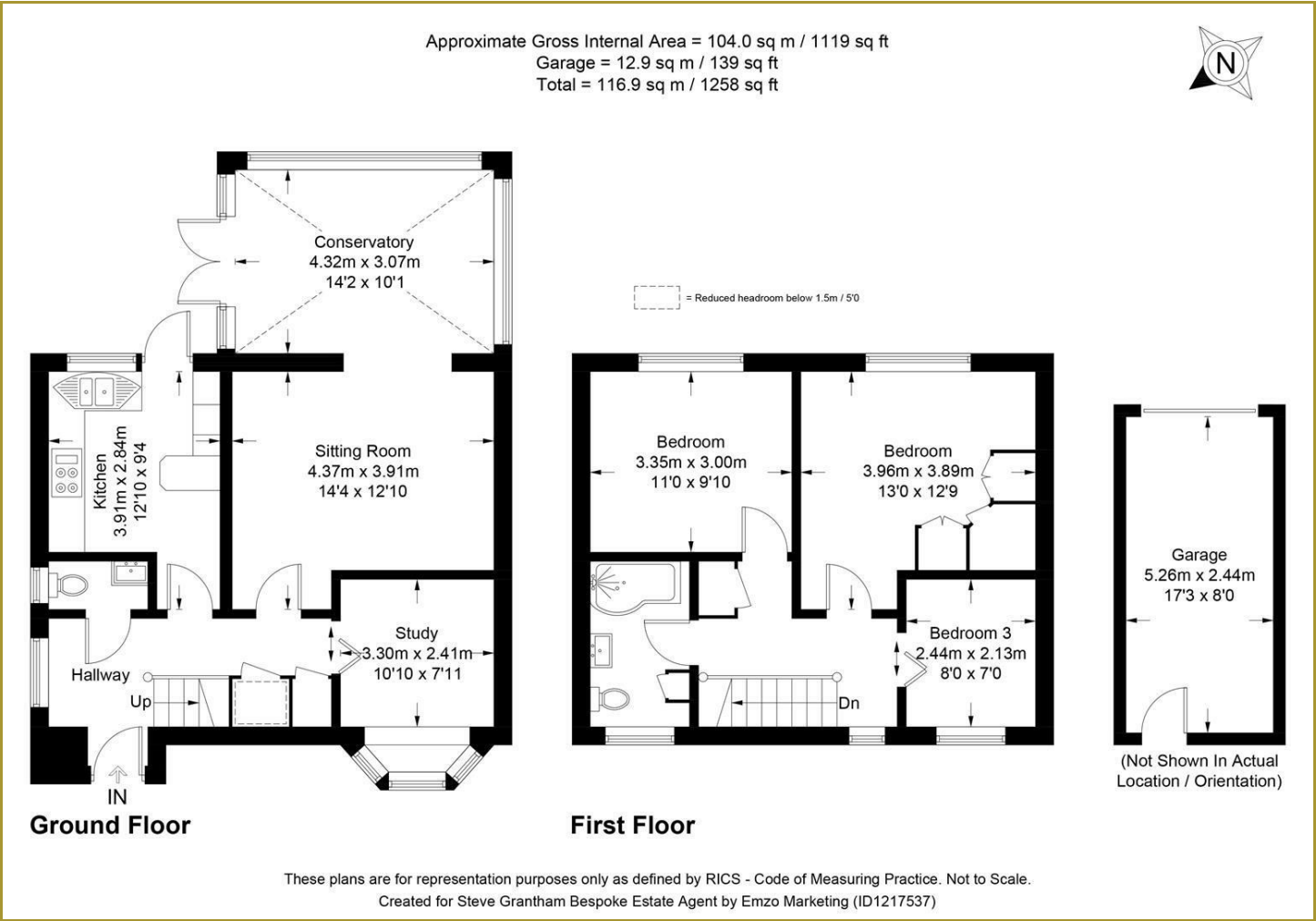








Floor Plans

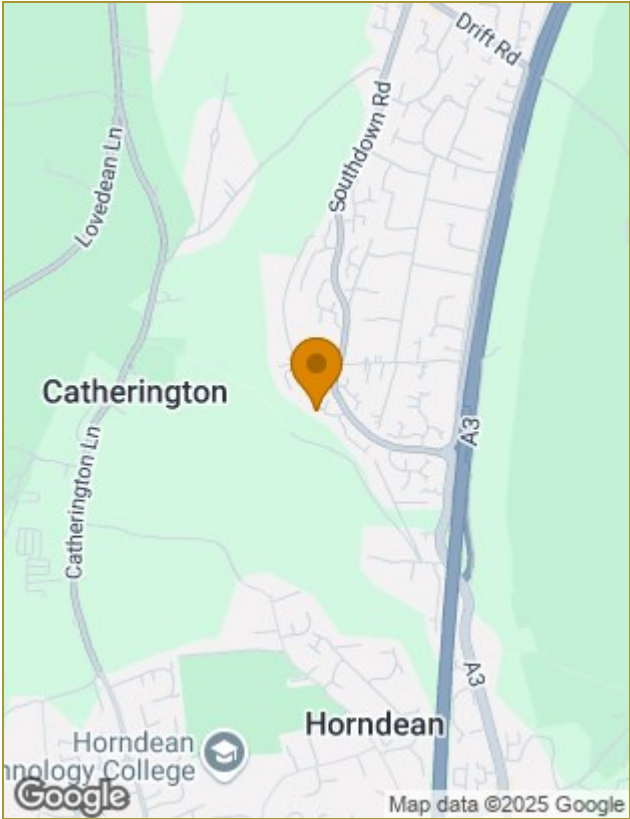


Viewing

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

