





# 5 Glamorgan Road

Catherington, PO8 0TS

- DETACHED FAMILY HOME
- WEST FACING GARDEN APPROX 1/3 OF AN ACRE
- THREE/FOUR BEDROOMS
- OVERSIZED GARGAE & GARDEN OFFICE
- DRIVEWAY
- SOUGHT AFTER LOCATION
- BREATH-TAKING RURAL VIEWS
- THREE RECEPTION ROOMS
- MATURE GARDENS
- SCOPE & POTENTIAL TO EXTEND FURTHER (STPP)

This imposing and individual detached home is set on one of Catherington's most sought-after roads, occupying a generous plot of approximately one-third of an acre with a beautifully maintained west-facing garden that enjoys breath-taking, uninterrupted views over the South Downs National Park.

Guide price £895,000



Thoughtfully arranged across two floors, the property offers versatile and spacious living, perfectly suited to modern family life.

On the ground floor, you are welcomed by a bright entrance hall that leads through to a formal dining room and an impressive sitting room extending over 27 feet, creating an ideal space for entertaining or relaxing while taking in the stunning outlook. The well-appointed kitchen and dining area flow seamlessly into a charming conservatory, filling the home with natural light and offering direct access to the garden. A practical utility room adds further convenience.

Upstairs, three well-proportioned double bedrooms provide comfortable accommodation, all served by a stylish family bathroom and additional shower room. Each bedroom enjoys open views, enhancing the feeling of space and tranquility.

Beyond the main house, the property boasts excellent outbuildings including a garage, summer house and a garden office, offering flexible options for home working, hobbies or simply enjoying the peaceful setting. The generous plot, mature gardens and exceptional vistas complete this rare opportunity to acquire a truly special home in an outstanding location.

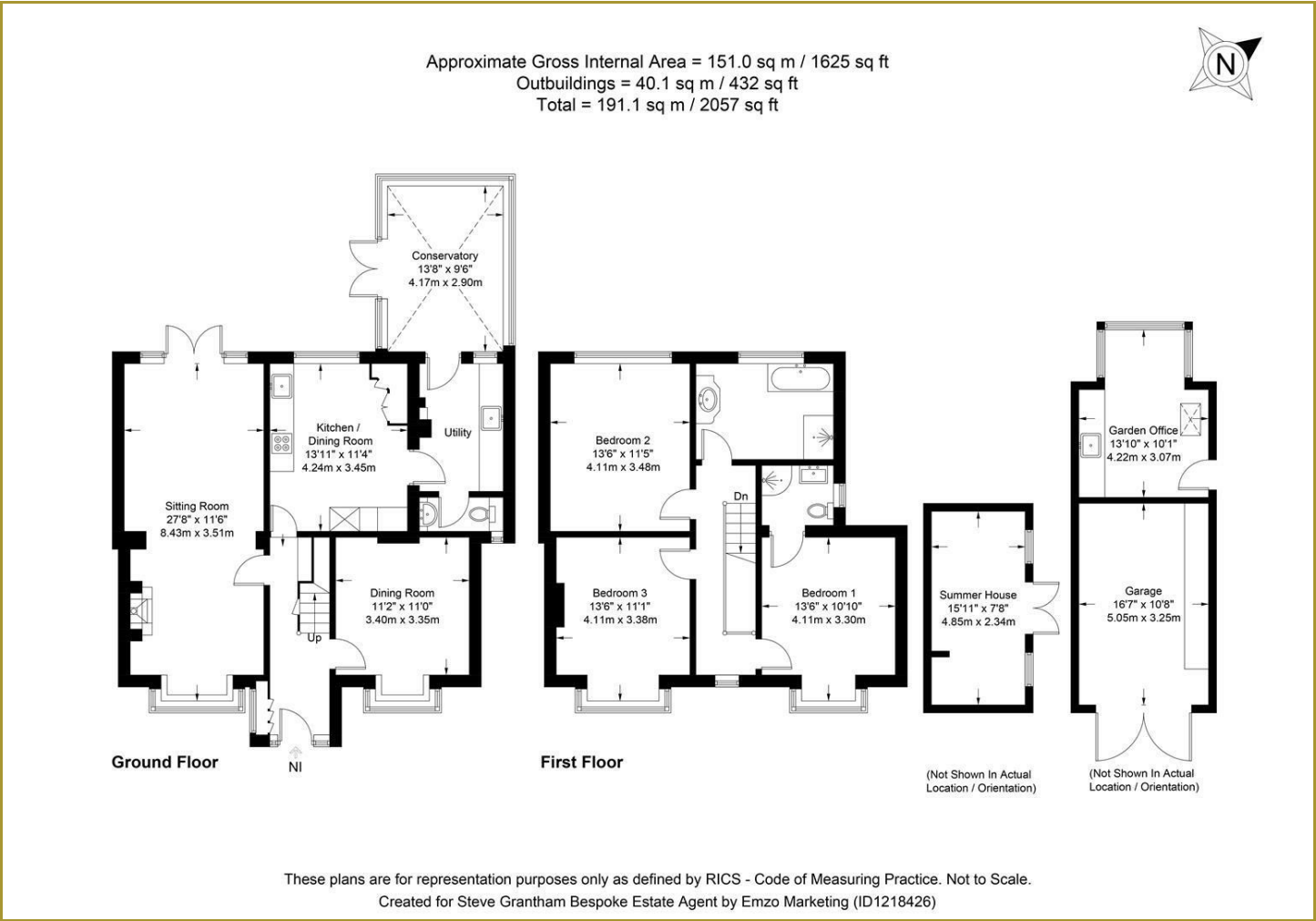
Perfectly positioned for countryside walks and with easy access to local amenities and transport links, this distinctive home combines privacy, space and an enviable setting, making it one not to be missed.







Floor Plans

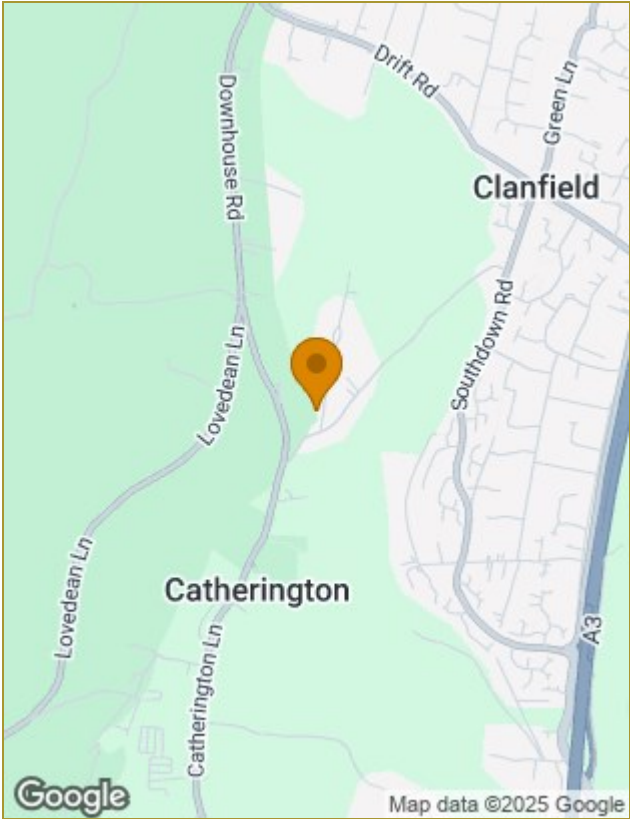


Viewing

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

