









# 9 Pump Lane

Horndean, PO8 9TS

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DRIVEWAY
- TWO RECEPTION ROOMS
- SITS AT THE FOOT OF A CUL-DE-SAC
- TWO BATHROOMS
- GARAGE PART CONVERTED FOR OFFICE
- CONSERVATORY

Tucked away on a private driveway at the foot of a peaceful cul-de-sac in Horndean, this four-bedroom detached family home offers both comfort and potential in equal measure.

Offers in excess of £460,000



To the front, a private driveway provides off-road parking for two vehicles, with the possibility to extend if desired.

Stepping inside, the entrance hall leads to all principal rooms, with stairs rising to the first floor. The living room enjoys a pleasant front aspect and connects directly to the dining room via an internal door. Generous in size, the dining room sits alongside the kitchen, presenting an exciting opportunity to reconfigure into a spacious open-plan kitchen/dining area. From here, patio doors open into the conservatory, a bright and versatile space that overlooks and provides access to the rear garden.

The garage has been thoughtfully adapted, with part converted into a study or home office—ideal for modern living—while the remaining section continues to offer useful storage. Upstairs, there are four bedrooms, two of which are comfortable doubles. The master bedroom benefits from its own en-suite shower room, while a family bathroom serves the remaining rooms.

The rear garden is well proportioned and neatly arranged, with a patio providing a perfect spot for alfresco dining. The rest is mainly laid to lawn and complemented by a timber-built shed, ideal for storage or hobbies. This home represents a wonderful blank canvas, ready for its next owners to personalise and make their own.





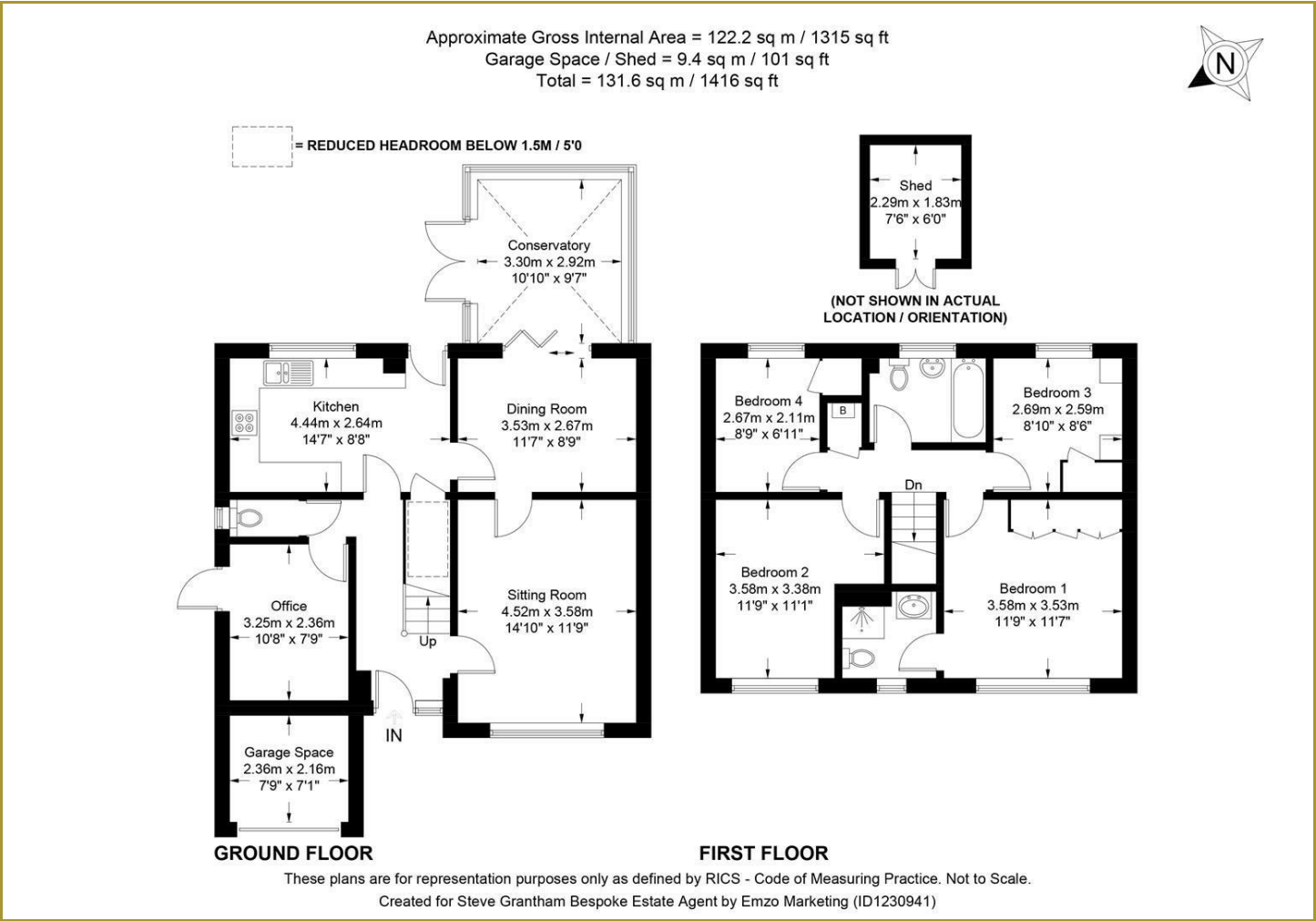








Floor Plans



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

