STEVE GRANTHAM
BESPOKE ESTATE AGENT

16 Oak Leaf Way, Horndean, PO8 0FN

Guide price £450,000

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- EXTENDED DETACHED HOME
- TWO BATHROOMS
- STUDY
- KITCHEN/BREAKFAST ROOM
- LOW MAINTENACE GARDEN
- THREE BEDROOMS
- DRIVEWAY & GARGAGE
- 22FT FAMILY ROOM
- 15FT LIVING ROOM
- EASY ACCESS TO A3

This beautifully presented three bedroom detached home occupies a generous corner plot within close reach of Horndean village and was built in 2014 by Charles Church Homes. Since then, the property has been thoughtfully extended, creating a versatile layout and an impressive amount of living space, ideal for modern family life.

To the front, a double width driveway provides ample parking and leads to a detached garage, which benefits from an additional workshop space to the rear. The property itself is approached via a welcoming entrance hall with stairs rising to the first floor and access to all principal rooms. A study is positioned at the front of the home, offering the perfect solution for those working from home, but equally suitable as a fourth bedroom or playroom if required. The kitchen/breakfast room is fitted with a range of modern units and flows seamlessly into the striking family and dining area, where a lantern-style roof light and wide bi-folding doors flood the space with natural light while opening directly onto the garden. An archway leads through to the lounge, a comfortable reception room enjoying a front aspect window. A downstairs cloakroom completes the ground floor accommodation.

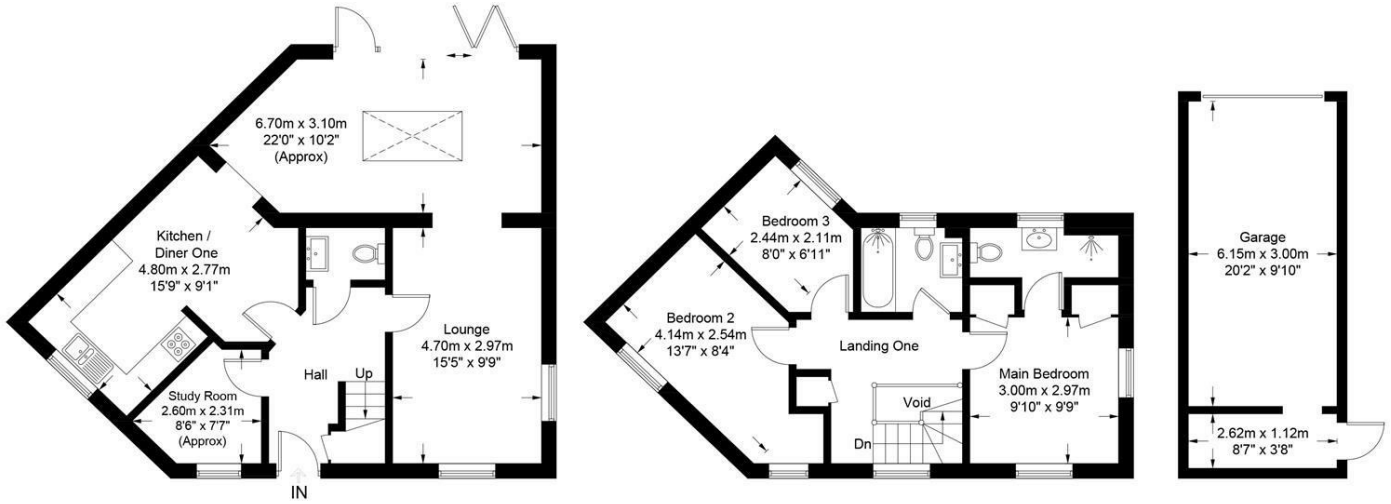
On the first floor there are three well-proportioned bedrooms. The main bedroom is a lovely retreat with its own en-suite shower room, while the second bedroom offers another excellent double and the third is a generous single. A contemporary family bathroom, fitted with a white suite, serves the remaining rooms.

Outside, the rear garden has been designed with ease of maintenance in mind, laid mainly to paving and ideal for entertaining and outdoor dining.

This home combines modern finishes with a flexible layout and generous living space, making it an excellent choice for families and professionals alike.

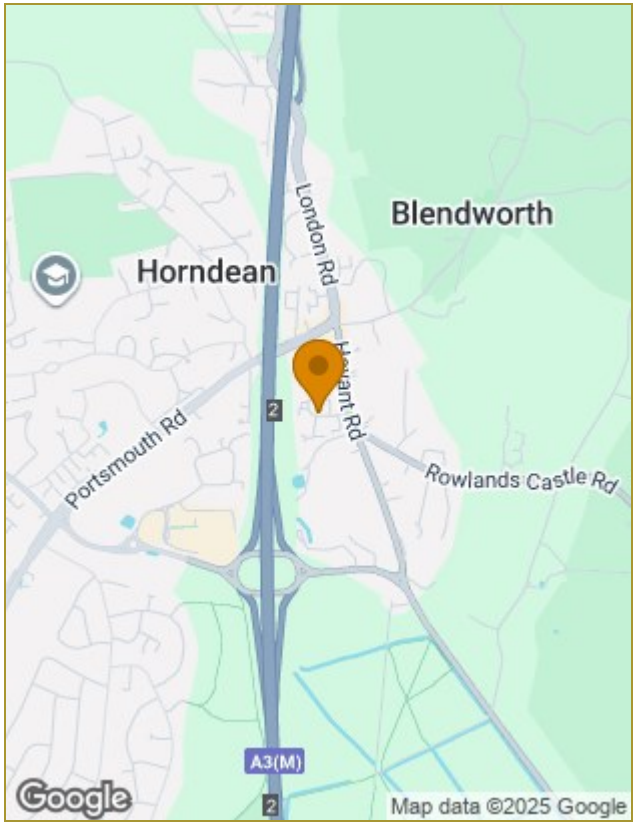
Floor Plans

Approximate Gross Internal Area = 111.7 sq m / 1202 sq ft
Garage = 22.2 sq m / 239 sq ft
Total = 133.9 sq m / 1441 sq ft

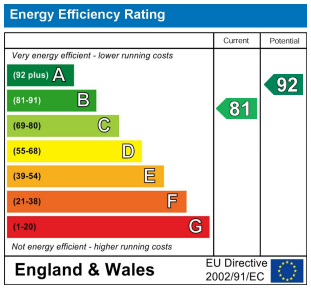


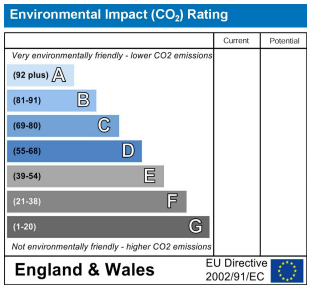
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created for Steve Grantham Bespoke Estate Agent by Emzo Marketing (ID1233448)

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.

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