



**STEVE GRANTHAM**  
BESPOKE ESTATE AGENT

7 Farmers Way, Horndean, PO8 9GY  
Offers in excess of £625,000





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# 7 Farmers Way

Horndean, PO8 9GY

- DETACHED FAMILY HOME
- THREE BATHROOMS
- STUDY & UTILITY ROOM
- CUL-DE-SAC LOCATION
- NO FORWARD CHAIN
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- DRIVEWAY & DOUBLE GARAGE
- CLOSE PROXIMITY TO POPULAR LOCAL SCHOOLS

Tucked away within a quiet cul-de-sac and built in 2013 by the highly regarded Wilson Designer Homes, this attractive detached family residence offers beautifully balanced accommodation, generous proportions and a superb layout ideally suited to modern family living.



The property immediately impresses with its striking flint and brick elevations and well-kept frontage, complemented by a driveway providing parking to the front. Further parking is available to the rear, in front of a substantial double garage, making this an ideal home for households with multiple vehicles.

Inside, the space has been thoughtfully arranged to create both practical and sociable living areas. The welcoming entrance hall leads through to a spacious sitting room filled with natural light, while a separate study to the front of the home provides the perfect environment for home working. A ground floor cloakroom and utility room add further everyday convenience.

The heart of the home is undoubtedly the impressive open plan kitchen, dining and family room to the rear. Fitted with a stylish range of units, ample worktop space and a range cooker, this room has been designed with entertaining and family life in mind. There is plenty of space for a dining table and relaxed seating, and double doors lead directly into a bright orangery that enjoys delightful views over the garden, creating a seamless connection between inside and out.

Upstairs, the first floor continues to impress with four well-proportioned bedrooms arranged around a central landing. The principal bedroom is particularly generous and benefits from its own en-suite shower room. A second bedroom also enjoys en-suite facilities, making it ideal for guests or older children, while the remaining bedrooms are served by a stylish family bathroom.

To the rear, the enclosed garden offers a pleasant and private outdoor space with patio seating areas and lawn, ideal for children and summer entertaining. The double garage sits to the rear of the plot with additional parking in front.

This is a superbly presented modern family home in a peaceful setting, offering versatile accommodation, excellent parking provision and a layout perfectly suited to contemporary living.

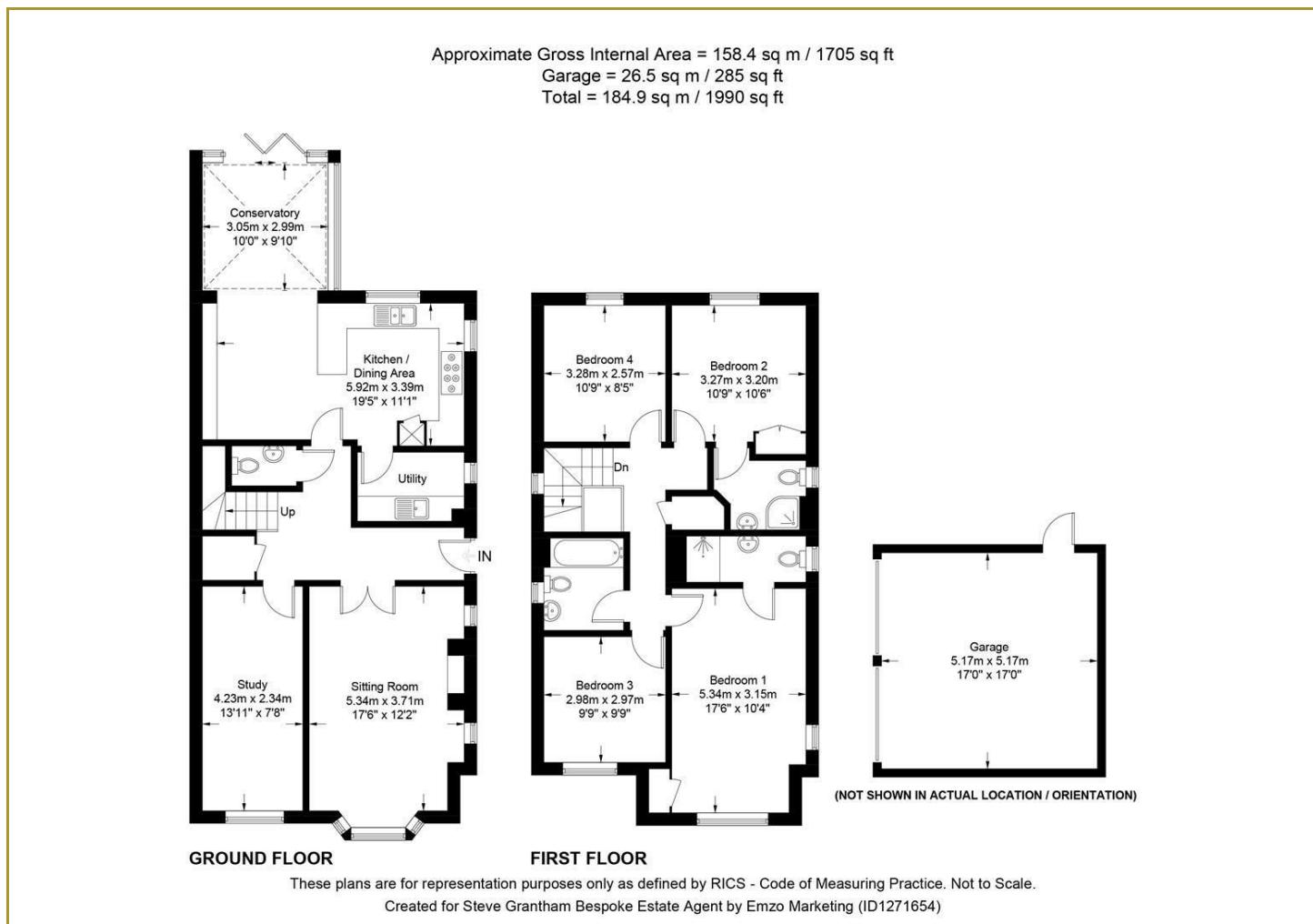






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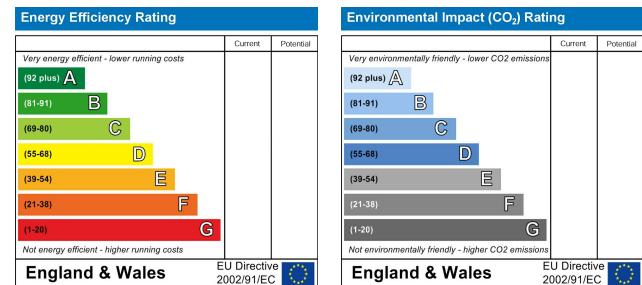
## Floor Plans



## 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.

