



**Catherington Lane
Waterlooville, PO8 0TE**

Offers in Excess of £550,000

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MAIN FEATURES:

- Mid Terrace Charming Thatched Character Cottage
- Good Size Kitchen/Diner
- Cosy Lounge with Feature Fireplace & Further Reception Room
- Two Double Bedrooms & Family Bathroom/WC
- Cellar
- Attractive Rear Garden Backing Onto Catherington Down
- Garden Room with W/C

Discover the timeless charm of this lovingly maintained detached thatched character cottage on Catherington Lane, a rare opportunity to reside in truly enchanting surroundings. This quaint home boasts an inviting kitchen/diner, a cosily intimate lounge complete with a feature fireplace, plus an additional reception room perfect for a home office or snug. Upstairs there are two generous double bedrooms and a well-appointed family bathroom/WC. Outside, wander through the attractive rear garden, backing onto the scenic Catherington Down, and relax in the garden room with its own W/C and cellar—a perfect retreat or creative space.

Situated in the highly sought-after village of Catherington, this home offers the idyllic fusion of rural tranquillity and suburban convenience. Catherington is celebrated for its peaceful ambience and close-knit community spirit, widely regarded as a safe and welcoming place to live. Just a stone's throw from Catherington Down, a 12.8-hectare Site of Special Scientific Interest and Local Nature Reserve, the property is ideally placed for nature lovers. The downland boasts rare chalk grassland and medieval strip lynchets, rich with diverse flora, orchids, and butterflies—inviting daily explorations straight from your garden. Catherington enjoys a strong sense of heritage. The village is designated as a Conservation Area, with historic architecture, listed buildings, All Saints Church, and charming flint-edged lanes woven into its character. Excellent transport links lie close by, including convenient access to the A3 and nearby motorway links, while local schools such as Catherington C of E Infant School and Kingscourt School enhance its allure for families. In short, this thatched gem blends character, comfort, and countryside beauty—offering a truly unique home for anyone seeking serenity plus accessibility. Don't miss this rare opportunity.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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