



Guide Price **£699,995**
London Road,
Horndean, PO8 0BX

PROPERTY SUMMARY

A deceptively spacious and unique 6 bedroom detached property in the heart of Horndean village! We are pleased to bring to the market this beautifully presented family home which also offers generational living/annexe potential. The property has been modernised to a high standard and boasts very well proportioned rooms arranged over 2 floors, an open plan fitted kitchen, 2 en-suite bathrooms and a family bathroom. Externally there is a double garage, further separate single garage and considerable further driveway parking. The back garden boasts a wonderful outdoor swimming pool and panoramic views over the local countryside and fields. There are a number of facilities and amenities on your doorstep as well as great access to the A3. This property really is a one off and needs to be seen internally to be fully appreciated.





ENTRANCE HALL Stairs to first floor, fitted storage cupboards, radiator.

KITCHEN/LOUNGE/DINER 33' 7" x 16' 8" (10.24m x 5.08m) Open plan on split level with almost windows to front and side aspect, feature log burner and radiator. Window to rear aspect with a lovely outlook. The modern fitted kitchen has a breakfast bar, a range of wall and base units and drawers with work surface over, incorporating single drainer, one and a half bowl sink unit with mixer tap over, built in oven, with hob and extractor hood over, space for upright fridge/freezer, space for dishwasher. Inner hallway through to the lounge/bedroom six.

UTILITY ROOM 8' 5" x 4' 9" (2.57m x 1.45m) Fitted wall and base units with work surface over with sink with mixer tap, wall mounted boiler, space for washing machine and tumble dryer.

BEDROOM 6/ LOUNGE 13' 9" x 13' 3" (4.19m x 4.04m) Steps down from inner hallway, large window to front aspect, radiator.

BEDROOM 2 13' 7" x 12' 5" (4.14m x 3.78m) Window to rear aspect, radiator, door leading to:

ENSUITE Window to side aspect, corner bath with shower over, wash hand basin, radiator, W.C.

BEDROOM 3 11' 4" x 10' 7" (3.45m x 3.23m) Window to rear aspect, fitted wardrobes, radiator.

BEDROOM 4 12' 6" x 8' 6" (3.81m x 2.59m) Window to rear aspect, radiator, under stairs storage cupboard.

WC Window to side aspect, wash hand basin, W.C.

BATHROOM Window to side aspect, radiator, panel enclosed bath, separate shower cubicle, wash hand basin, W.C.

BEDROOM 5/ STUDY 9' 9" x 9' 9" (2.97m x 2.97m) Windows to side aspect, radiator.

FIRST FLOOR LANDING Window at the top of the stairs overlooking the swimming pool, door to:

BEDROOM 1 16' 3" x 10' 4" (4.95m x 3.15m) Window and patio doors leading to balcony, window to rear aspect, door to dressing room, radiator, door to leading to:

ENSUITE Window to side aspect, panel enclosed bath with shower over, radiator, wash hand basin, W.C.

DRESSING ROOM 9' 8" x 9' 6" (2.95m x 2.9m) Window to rear aspect, radiator, built wardrobes.

OUTSIDE

FRONT GARDEN Tarmac driveway providing parking for multiple vehicles, pebble stoned area, steps with glass panels leading to front door.

REAR GARDEN The rear of the property is laid to patio with rear pedestrian access and has a 36ft swimming pool.

DOUBLE GARAGE 16' 7" x 16' (5.05m x 4.88m) Roller door, light and power, window to side.

SINGLE GARAGE 20' 10" x 10' 10" (6.35m x 3.3m) Window to side, up and over door, light and power.

AGENTS NOTE If the swimming pool is not for you please let us know as the owner may be able to amend to your requirements. Please ask for details.

GROUND FLOOR

1ST FLOOR



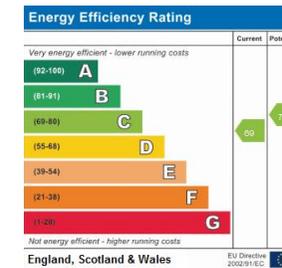
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
East Hampshire District Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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