

£535,000

Hilltop Gardens

Horndean, PO8 0AT

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in a highly regarded area of Horndean, we are delighted to offer for sale this beautifully presented 4 bedroom detached property in Hilltop Gardens. This superb family home has a large number of benefits and internal viewings are very strongly advised. The property offers 4 well proportioned first floor bedrooms, 2 bathroom suites, 2 reception rooms, modern fitted kitchen/breakfast room, utility, study, downstairs WC and a wonderful conservatory. Externally the property benefits from a private rear garden and a double garage with double width driveway providing considerable off road parking. Most rooms from the rear of the property offer panoramic views over Clanfield village and local fields. Early interest is expected so to avoid disappointment contact us as sole agents today!





ENTRANCE HALL Window and door to front aspect, radiator, stairs to first floor, doors to:

WC Window to side aspect, radiator, WC, hand wash basin, vanity surround, tiled flooring.

UTILITY ROOM 7' 02" x 5' 11" (2.18m x 1.8m) Window to side aspect, radiator, cupboards, units and work surfaces, plumbing for washing machine, space for tumble dryer, wall mounted boiler, tiled flooring.

KITCHEN/BREAKFAST ROOM 13' 03" x 10' 07" (4.04m x 3.23m) Window to rear aspect, radiator, range of fitted cupboards, units and work surfaces with 1 1/2 bowl sink unit and mixer tap, integrated double oven, hob, extractor, microwave, dishwasher, wine cooler, fridge and freezer, matching flooring, under stair cupboard, door to:

DINING ROOM 12' 10" x 10' 02" (3.91m x 3.1m) Double doors and window to conservatory, radiator.

LOUNGE 16' 10" x 12' 10" (5.13m x 3.91m) Bow window to front aspect, radiator, gas fire with surround, double doors to dining room.

STUDY 16' 04" x 6' (4.98m x 1.83m) Windows to front and side aspects, double doors to rear, radiator.

CONSERVATORY 15' 05" x 10' 8 max" (4.7m x 3.25m) Windows to both sides and rear, double doors to garden, radiator, under floor heating, tiled flooring, light and power, views over Clanfield village.

FIRST FLOOR Landing - Radiator. double airing cupboard, access to loft, doors to:

BEDROOM 1 15' 08 max" x 12' 07" (4.78m x 3.84m) Window to front aspect, radiator, double built in wardrobes, door to:

ENSUITE Heated towel rail, WC, hand wash basin, shower cubicle, majority tiled surround, spot lighting, extractor.

BEDROOM 2 12' 11" x 10' (3.94m x 3.05m) Window to front aspect, radiator, 2 built in wardrobes.

BEDROOM 3 10' 04" x 7' 11" (3.15m x 2.41m) Window to rear aspect with views over Clanfield village, radiator, built in wardrobe.

BEDROOM 4 10' 03" x 8' 01" (3.12m x 2.46m) Window to rear aspect with views over Clanfield village, radiator, built in wardrobe.

BATHROOM Window to rear aspect, heated towel rail, panelled bath with shower over, WC, hand wash basin, majority tiled surround.

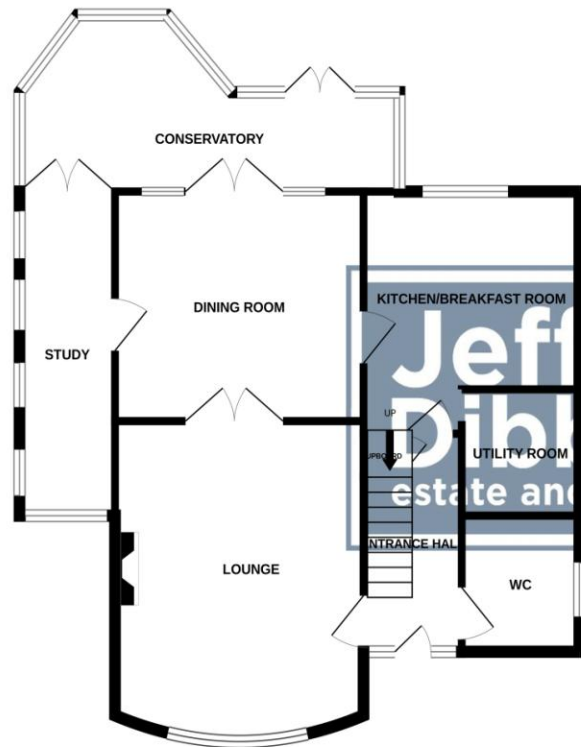
OUTSIDE Front - Part lawned and part block paved, outside tap, block paved double width driveway leading to:

DOUBLE GARAGE 17' 04" x 17' 03" (5.28m x 5.26m) Twin up and over doors, light and power, roof space storage.

REAR GARDEN mostly laid to lawn with array of shrubs, plants and mature borders, views over Clanfield village, outside tap, light and power point, shed, rear shingle area, gated side access.



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 E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS

226 London Road, Waterlooville,
Hampshire, PO7 7HP

CONTACT

023 9223 1100
waterlooville@jeffries.co.uk
www.jdea.co.uk