

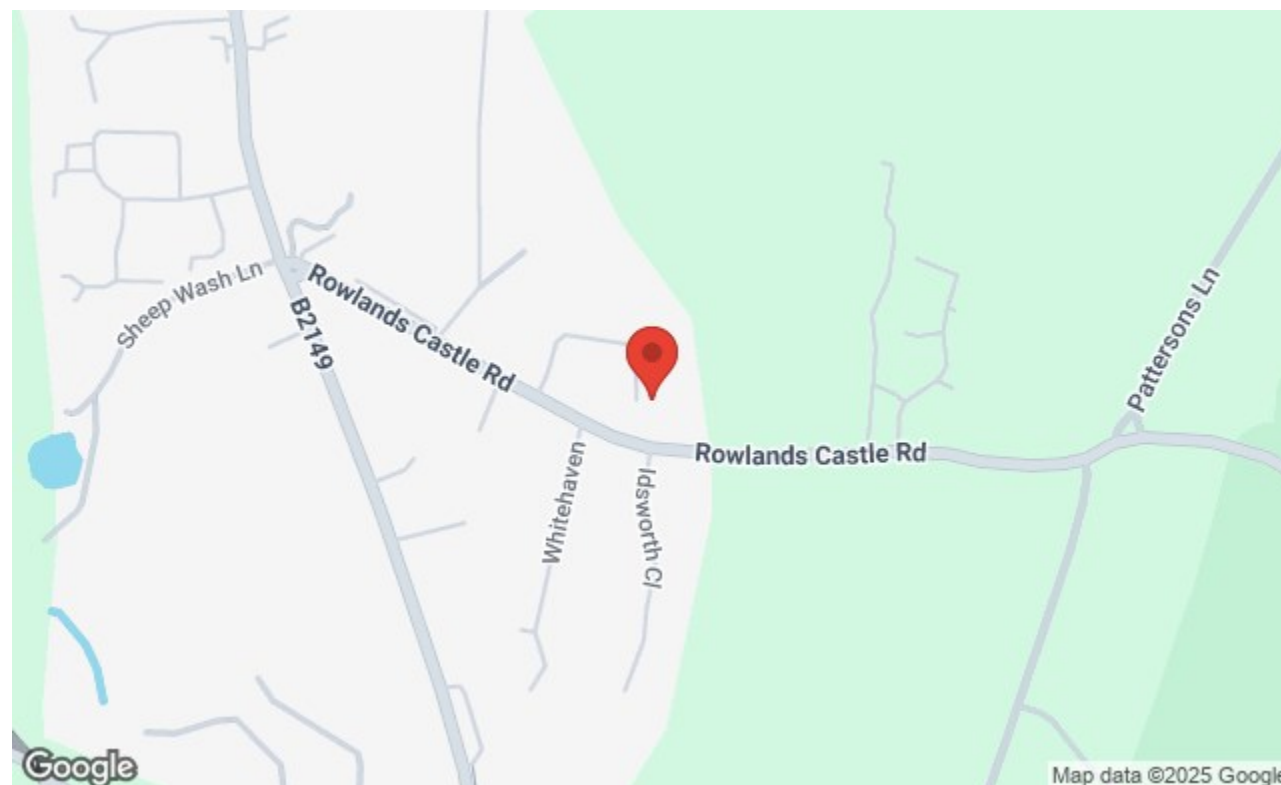


## Letcombe Place, Horndean, Waterlooville, PO8

Approximate Area = 676 sq ft / 62.8 sq m  
Garage = 138 sq ft / 12.8 sq m  
Total = 814 sq ft / 75.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1294222



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



## Offers In Excess Of £250,000

Letcombe Place, Horndean PO8 0DE

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MODERN COACH HOUSE
- ❖ FREEHOLD
- ❖ TWO BEDROOMS
- ❖ ENSUITE TO MASTER BEDROOM
- ❖ OPEN PLAN KITCHEN/LOUNGE
- ❖ FAMILY BATHROOM
- ❖ GARAGE AND STORAGE TO REAR
- ❖ GAS CENTRAL HEATING WITH WORCHESTER BOILER
- ❖ NO CHAIN
- VIEWING ADVISED

Charming Two-Bedroom Freehold Coach House nestled in the tranquil setting of Letcombe Place, Horndean, this attractive coach house offers a wonderful combination of comfort, practicality, and peace of mind. Whether you are a first-time buyer, a small family, or looking to downsize, this home is perfectly suited to modern living.

The property features two bedrooms, including a spacious master with a private ensuite, providing comfort and privacy. The thoughtfully designed layout allows for easy day-to-day living, with plenty of natural light and a welcoming atmosphere throughout.

Set in a quiet, well-connected residential area, the home benefits from a private garage and a dedicated storage room - ideal for keeping belongings secure and organised. Residents also enjoy the well-maintained communal grounds of the estate, which is professionally managed by Greenbelt at a cost of approximately £500 per annum.

With its appealing setting, practical features, and easy access to local amenities, this property is sure to attract interest. Do not miss the chance to make this lovely coach house your new home.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALL

Smooth ceiling, radiator, stairs to first floor with Velux style window overlooking the rear aspect and storage cupboard housing the boiler.

## OPEN PLAN LOUNGE / KITCHEN

17'7" x 13'5" plus recess (5.37 x 4.09 plus recess)  
Double glazed window to front and rear aspect, smooth ceiling with inset spot lights, two radiators. Kitchen Area: Range of wall and base units with roll top work surfaces, 1 ½ bowl sink and drainer, integrated Bosch fridge/freezer, integrated Bosch washer/dryer, built in electric oven with gas hob and extractor fan over.

## BEDROOM ONE

11'10" x 11'3" plus recess (3.61 x 3.43 plus recess)  
Double glazed window to front aspect, smooth ceiling, radiator, two built in wardrobes, door to:

## ENSUITE

Smooth ceiling with inset spot lights, extractor fan, pedestal wash hand basin, low flush W.C, radiator, shaver point, tiled shower cubicle with thermostatically controlled shower over.

## BEDROOMS TWO

10'2" x 6'1" Widening to 7'6" (3.10 x 1.85 Widening to 2.29)  
L shaped bedrooms with double glazed window to front aspect, smooth ceiling with access to loft space, built in wardrobes.

## BATHROOM

Smooth ceiling with inset spot lights, extractor fan, velux style widow to rear aspect, low flush W.C, radiator, pedestal wash hand basin, panel enclosed bath with thermostatically controlled shower over, part tiled walls.

## OUTSIDE

Garage with water tap, double electrical socket and lighting as well as storage facilities which also has lighting located to rear, private entrance to property.

## COUNCIL TAX BAND - C

## SCHOOL CATCHMENT

Ages 4-6: Horndean Infant School  
Ages 7-10: Horndean Junior School  
Ages 11-16: Horndean Technology College

## MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

## REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.



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



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