



4 Oaks Coppice

Horndean, PO8 9QR

- DETACHED FAMILY HOME
- TWO BATHROOMS
- DRIVEWAY & DOUBLE GARAGE
- CLOSE PROXIMITY TO POPULAR LOCAL SCHOOLS
- SOUTH FACING REAR GARDEN
- FOUR BEDROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- CUL-DE-SAC LOCATION
- EASY ACCESS TO A3
- GROUND FLOOR CLOAKROOM & UTILITY ROOM

Tucked away within a quiet cul-de-sac setting, this attractive four bedroom detached family home offers generous living space, a private south facing garden and the added advantage of a detached double garage positioned to the rear, presenting excellent potential for conversion into a home office, gym, bar or games room if desired.



Offers in excess of £500,000

The property immediately impresses with its characterful frontage, driveway parking and welcoming entrance. Once inside, a spacious hallway sets the tone for the well-proportioned accommodation throughout. The sitting room is a particularly cosy and inviting space, centred around a feature fireplace with log burner, creating a warm focal point and an ideal setting for relaxing evenings.

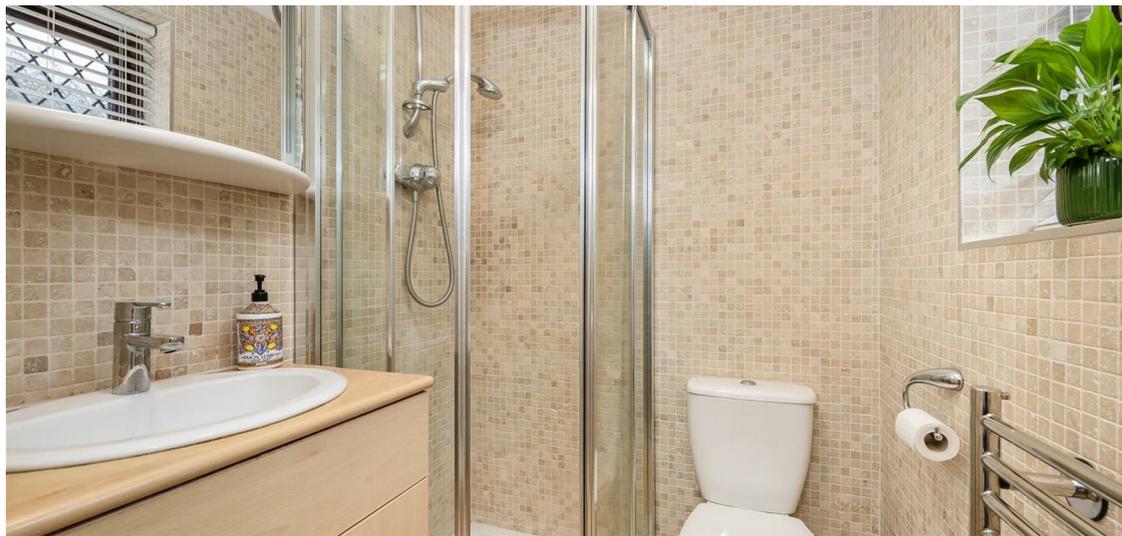
To the rear of the home, the heart of the property is the impressive open plan kitchen, dining and family area. This bright and sociable space has been thoughtfully designed for modern family living, offering ample worktop space, integrated appliances and room for both dining and seating. An adjoining garden room further enhances the versatility of this space and provides a pleasant outlook across the courtyard style garden, double doors lead directly out to the rear garden, allowing indoor and outdoor living to flow seamlessly, especially during the warmer months.

Upstairs, the first floor offers four well-balanced bedrooms, ideal for family life or those needing space to work from home. The main bedroom benefits from fitted storage and is served by an en-suite, the remaining bedrooms are all of practical proportions and share the same light and airy feel found throughout the home. The second bedroom also boasts ample fitted storage. The family bathroom completes the first floor accommodation.

Externally, the rear garden has been designed with ease of maintenance in mind and enjoys a desirable south facing aspect, making it a real sun trap. The paved courtyard style setting provides a private and sheltered space for outdoor dining and entertaining with minimal upkeep required.

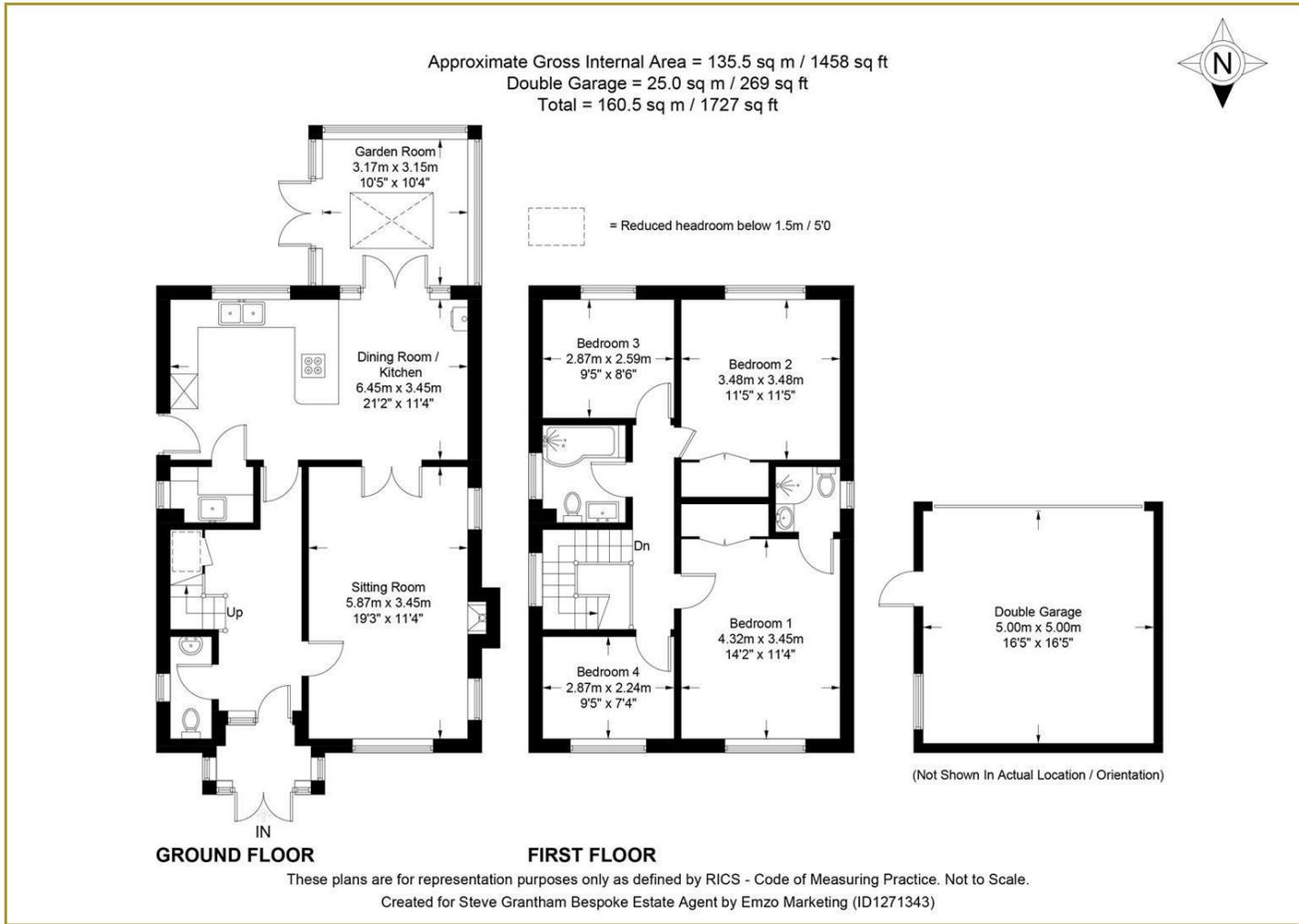
To the rear of the property sits a detached double garage with an electric roller door, this rare and valuable feature offers excellent flexibility. Subject to the necessary permissions, this space could be transformed into a home office, gym, bar or hobby room, making it particularly appealing for those seeking additional lifestyle space.

Situated within close proximity to popular local schools and offering convenient access to the A3, this home is perfectly positioned for families and commuters alike, combining a peaceful residential setting with excellent connectivity.

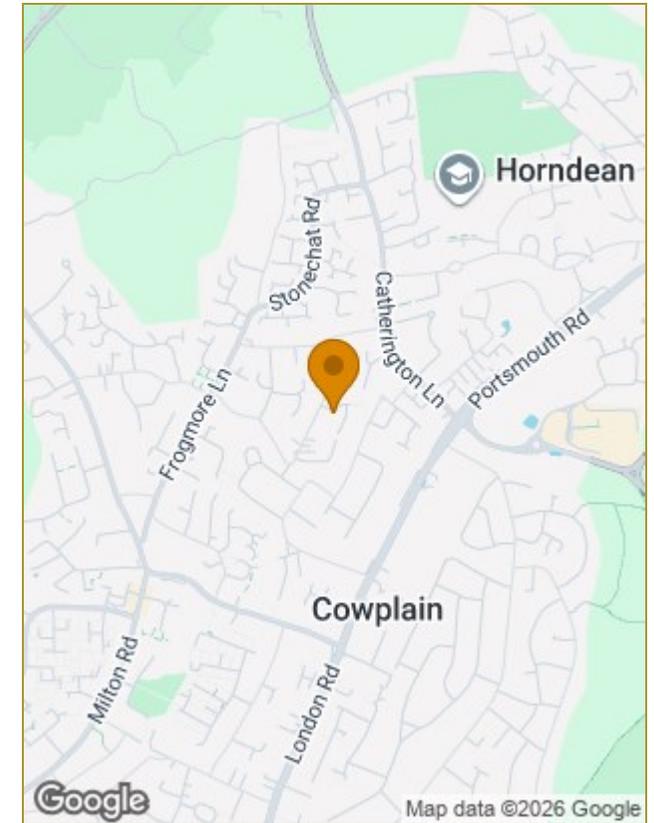




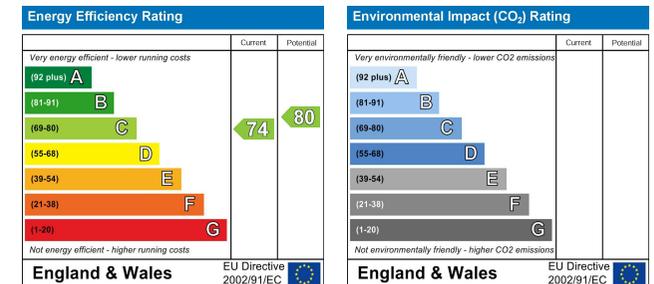
Floor Plans



Location Map



Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

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.