

STEVE GRANTHAM
BESPOKE ESTATE AGENT

40 Silvester Road, Cowplain, PO8 8TL

Offers over £450,000

4 2 1 D


Eat

40 Silvester Road

Cowplain, PO8 8TL

- FOUR BEDROOMS
- REAR GARDEN CIRCA 100FT
- UTILITY ROOM
- KITCHEN/DINING/FAMILY ROOM
- DETACHED PERIOD HOME
- TWO BATHROOMS
- GROUND FLOOR CLOAKROOM
- OFF STREET PARKING

A charming four-bedroom period detached home, situated along a popular road in Cowplain and offering an excellent blend of character, space and modern family living. The standout feature is the impressive 23ft kitchen/dining/family room spanning the rear of the property, creating a fantastic hub for everyday living and entertaining, complemented by a separate living room. Upstairs are four well-proportioned bedrooms, including an en-suite to the principal bedroom, while outside the property enjoys a superb rear garden extending to circa 100ft, complete with a substantial garden shed. A wonderful family home combining generous accommodation with an established and sought-after location.





Offers over £450,000



This impressive four-bedroom period detached home occupies a sought-after position in Cowplain and offers the perfect combination of character, generous proportions and contemporary family living. With a fabulous circa 100ft rear garden and a show-stopping open-plan living space, this is a home that really needs to be seen to be fully appreciated.

From the moment you step inside, the property has a wonderful sense of space. To the front is a welcoming separate living room, complete with an attractive bay window creating a bright yet cosy retreat, perfect for relaxing away from the main family area.

The real wow factor, however, is found at the rear. An outstanding 23ft kitchen/dining/family room creates the ultimate heart of the home and provides an incredible space for both everyday family life and entertaining. The kitchen is centred around a substantial island, providing a natural gathering point, while the generous proportions comfortably accommodate a large dining table and additional seating area.

French doors open directly onto the garden, allowing the living space to flow effortlessly outside and making this a fantastic home for entertaining during the warmer months. Whether it's family breakfasts around the island, dinner with friends or summer gatherings spilling out into the garden, this is a room designed to be enjoyed. A convenient ground floor cloakroom completes the downstairs accommodation.

Upstairs, the property continues to impress with four well-proportioned bedrooms, providing plenty of space for a growing family. The principal bedroom enjoys the luxury of its own en-suite bathroom, while the remaining bedrooms are served by a separate shower room. The flexibility of the accommodation also makes one of the bedrooms ideal for those looking for a dedicated home office or guest room.

Outside is where this home really sets itself apart. The impressive rear garden extends to approximately 100ft, offering an increasingly rare amount of outside space. Ideal for children, entertaining, gardening or simply enjoying the outdoors, its size provides tremendous versatility and the opportunity to create different areas for relaxing, dining and recreation. A substantial garden shed provides useful additional storage.

Perfectly positioned along a popular road in Cowplain, the property offers convenient access to local schools, shops and amenities while retaining the established feel and generous plot associated with a period home.

For buyers searching for something with more space, more character and a garden that genuinely delivers, this superb detached home ticks all the boxes. The combination of its stunning kitchen/dining/family room, four-bedroom accommodation and exceptional circa 100ft rear garden makes this a particularly exciting opportunity in the Cowplain market.

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 plus 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.



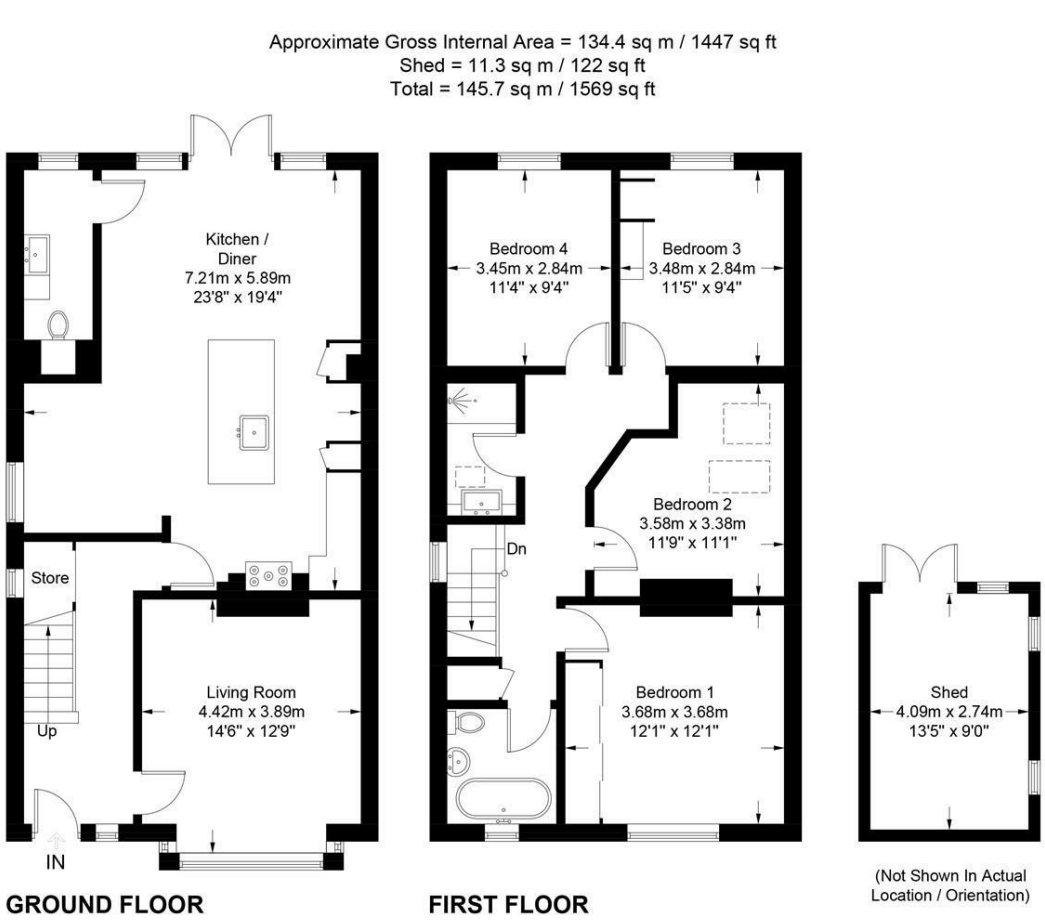






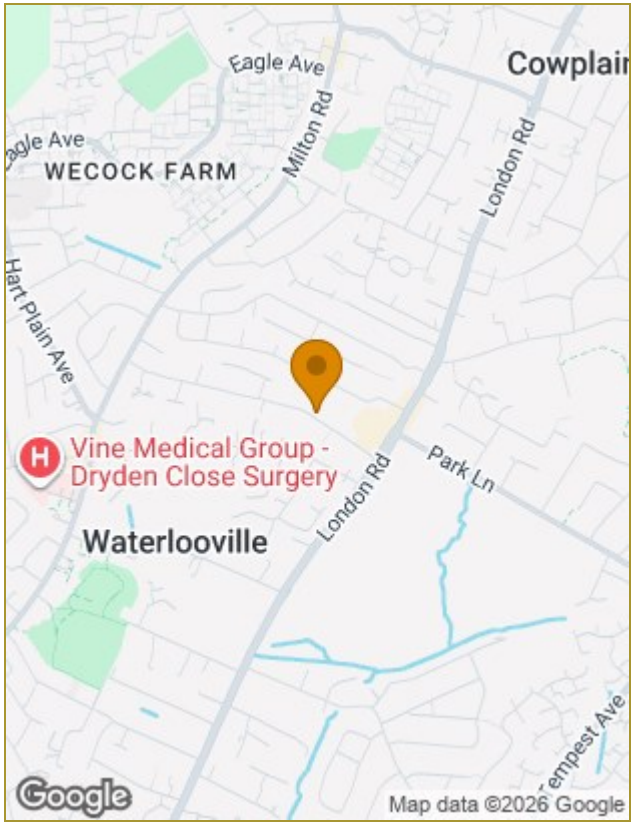


Floor Plans

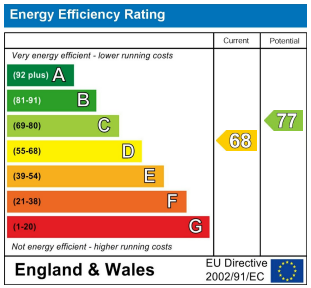


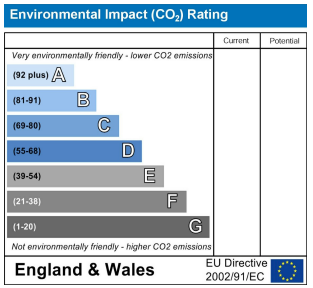
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Location Map



Energy Performance Graph





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