



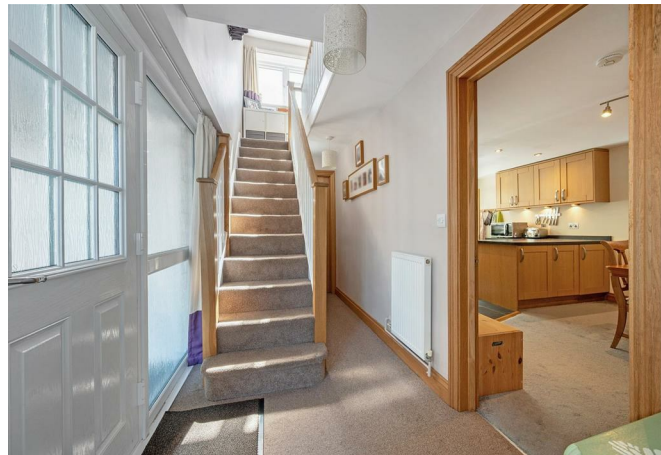


# 16 Wessex Road

Horndean, PO8 0HS

- THREE-BEDROOM EXTENDED LINK-DETACHED FAMILY HOME
- SPACIOUS SITTING ROOM
- IMPRESSIVE REAR FAMILY ROOM WITH BI-FOLD DOORS
- DRIVEWAY PARKING AND GARAGE
- SOUGHT-AFTER HORNDEAN/CLANFIELD BORDERS LOCATION
- MODERN KITCHEN/DINING ROOM
- WELL-PROPORTIONED REAR GARDEN
- MODERN FOUR PIECE FAMILY BATHROOM,

Situated on the sought-after Horndean/Clanfield borders, this spacious and well-presented three-bedroom link-detached family home has been thoughtfully extended to create versatile living accommodation, perfectly suited to modern family life. Offering generous room sizes throughout, a well-proportioned rear garden, driveway parking and a garage, this is a home that combines practicality with excellent entertaining space.



Guide price £415,000



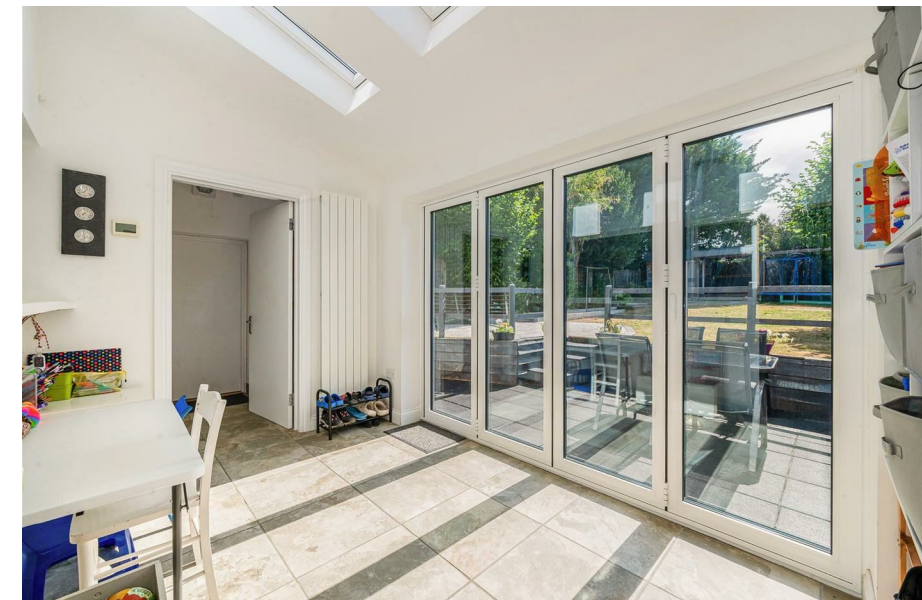
The welcoming entrance hall provides access to the principal ground floor accommodation and staircase to the first floor. The impressive sitting room is a superb size, enjoying an abundance of natural light from the large front-facing window and offering plenty of space for both seating and family gatherings. To the rear, the kitchen/dining room is well-appointed with a comprehensive range of fitted units, integrated appliances and a central island, creating an ideal hub for everyday living and entertaining.

An attractive extension to the rear has transformed the property further, providing a bright and versatile family room with vaulted ceiling, roof lanterns and bi-fold doors opening directly onto the rear garden. This flexible space is ideal as a playroom, garden room or additional reception area. Completing the ground floor is a useful utility room with cloakroom/WC and internal access to the garage.

The first floor offers three well-proportioned bedrooms, including two generous double bedrooms and a comfortable third bedroom, all served by a modern family bathroom featuring both a separate shower enclosure and bath.

Externally, the property continues to impress with a driveway providing off-road parking leading to the garage. To the rear is a well-proportioned enclosed garden, predominantly laid to lawn with established trees and borders, complemented by a raised decked seating area and paved patio, creating excellent spaces for outdoor dining, entertaining and family enjoyment. A detached garden room offers further versatility, ideal as a home office, hobby room or storage.

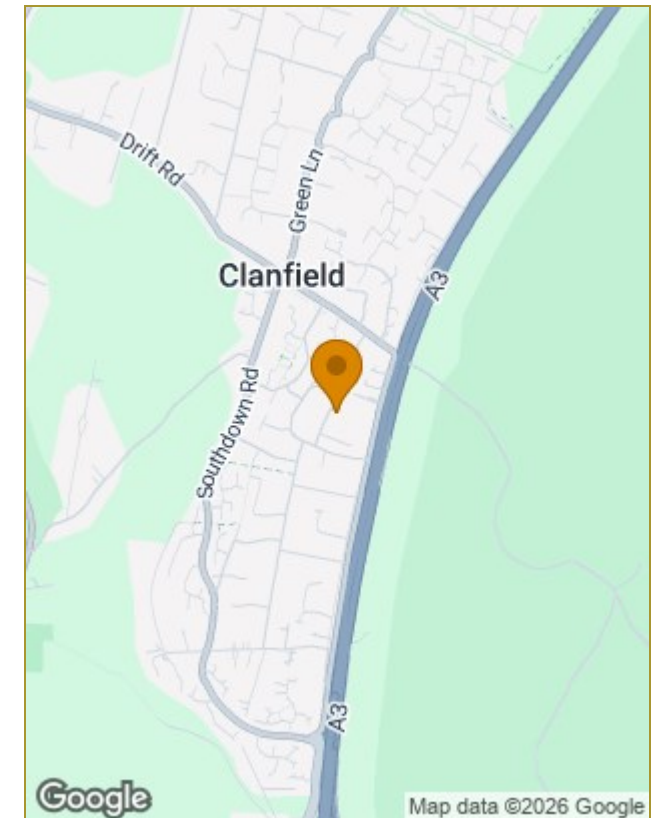
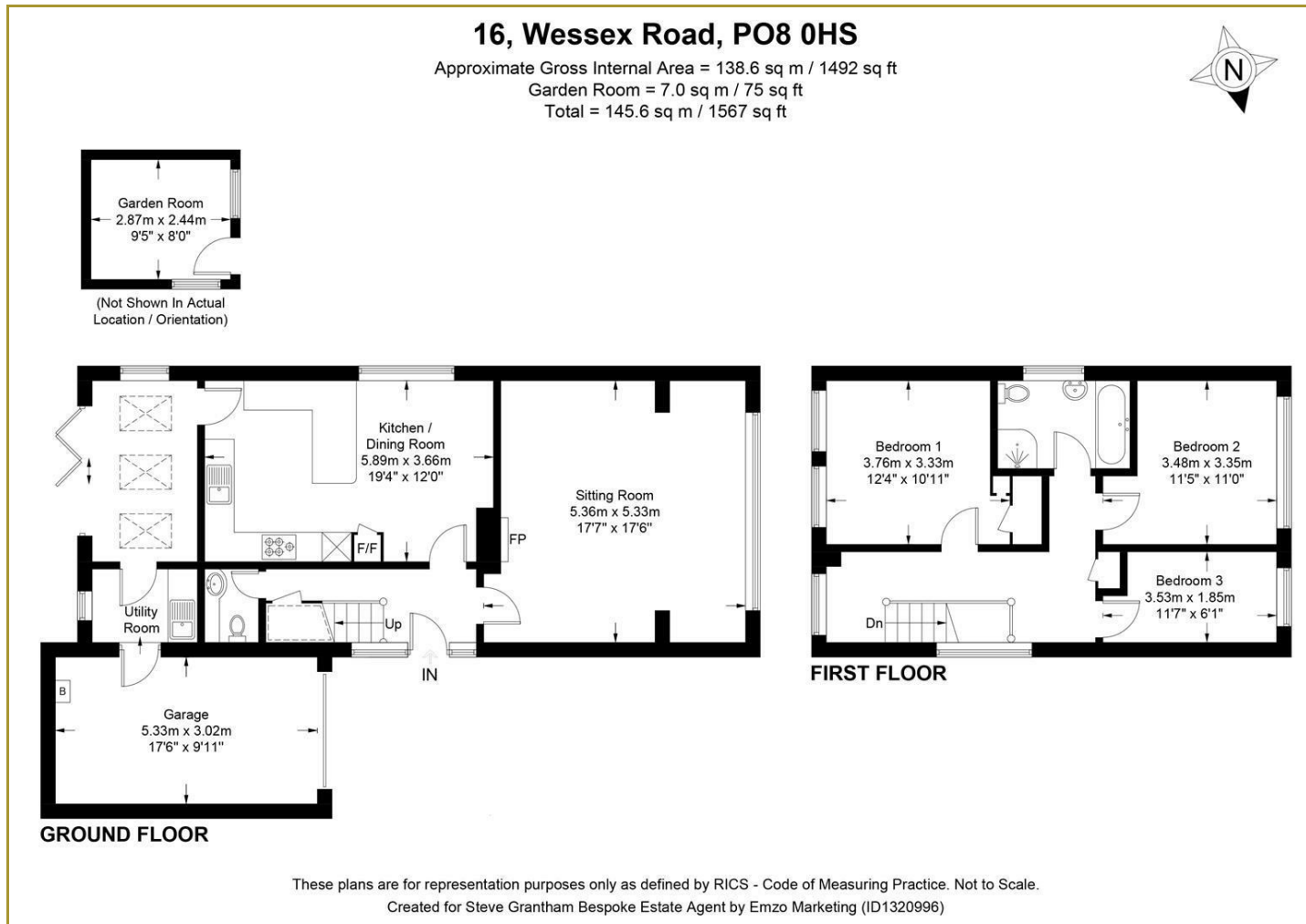
Conveniently positioned on the Horndean and Clanfield borders, the property enjoys easy access to local shops, well-regarded schools, countryside walks, commuter routes including the A3(M), and a range of nearby amenities, making it an excellent choice for families seeking both space and convenience.



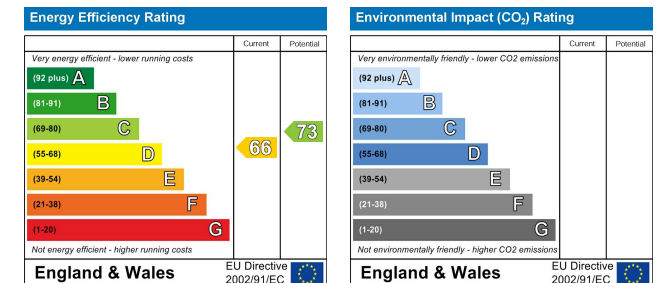


## Floor Plans

## Location Map



### Energy Performance Graph



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