





12 Oaklands Grove

Cowpalin, PO8 8PS

- VERSATILE 3/4 BEDROOM ACCOMMODATION
- OVER 1,600 SQ FT OF INTERNAL LIVING SPACE
- PRIVATE & WELL-PROPORTIONED PLOT
- DETACHED OUTBUILDING WITH GARAGE, WORKSHOP & GYM
- EXTENDED & FULLY MODERNISED DETACHED CHALET HOME
- STUNNING OPEN-PLAN KITCHEN/DINING ROOM
- GATED DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- IDEAL FOR HOME OFFICE, BUSINESS USE OR CAR ENTHUSIASTS

This beautifully presented three/four bedroom detached chalet-style home in Cowplain has been thoughtfully extended and comprehensively modernised, offering over 1,600 sq ft of versatile and stylish living accommodation, perfectly suited to modern family life.

Guide price £550,000



Set within a private and well-proportioned plot, the property is approached via a gated driveway providing ample off-road parking, creating an immediate sense of exclusivity and practicality. The frontage is neat and attractive, while the generous plot continues to impress to the rear with a well-maintained garden, ideal for both entertaining and family use.

Internally, the home offers a flexible layout that can easily adapt to a variety of needs. The heart of the property is the stunning open-plan kitchen/dining room, featuring contemporary cabinetry, quality work surfaces and a central island, seamlessly flowing into a bright and airy living space enhanced by rooflights and three sets of French doors access and overlook the garden. This creates a superb social hub, perfect for both everyday living and hosting guests. A separate reception room provides a cosy retreat, complete with a feature fireplace, while additional ground floor rooms offer the option of further two bedrooms, one currently used as a study the 2nd a ground floor bedroom with en-suite. A utility room and well-appointed cloakroom complete the ground floor accommodation.

Upstairs, the chalet-style layout provides two well-proportioned bedrooms, both enjoying a pleasant outlook, alongside a modern family bathroom. The overall design ensures excellent use of space, with a balance of character and contemporary finishes throughout.

A particular highlight of this home is the detached outbuilding, which offers exceptional versatility. Currently arranged as a combination of garage, workshop and gym, it presents an ideal opportunity for car enthusiasts or those seeking additional functional space. Equally, it could be adapted into a home office, studio, bar, or even reconfigured to create a larger garage, depending on individual needs.

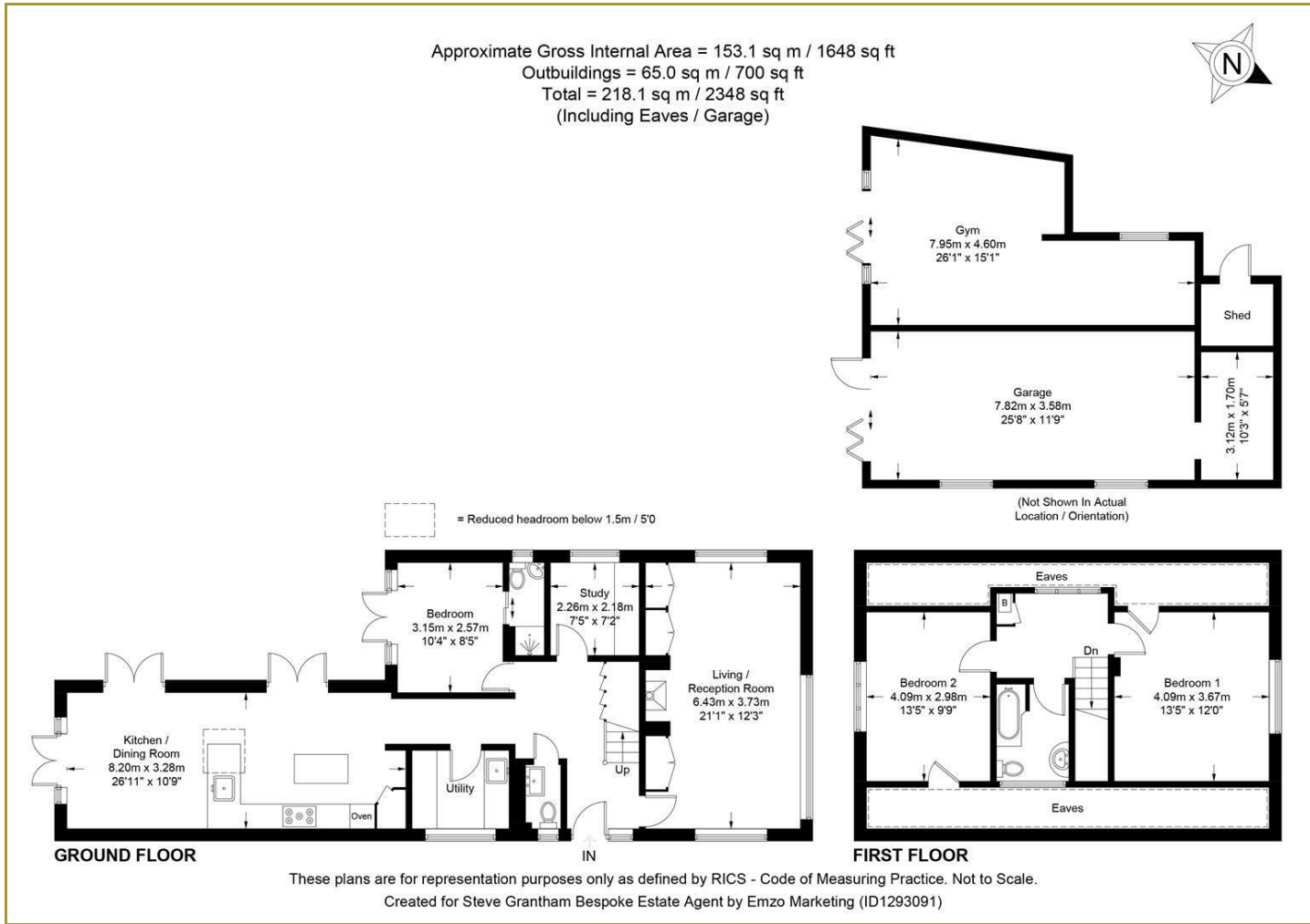
This is a rare opportunity to acquire a spacious and highly adaptable home in a popular Cowplain location, offering a blend of modern living, generous outdoor space and excellent ancillary accommodation.



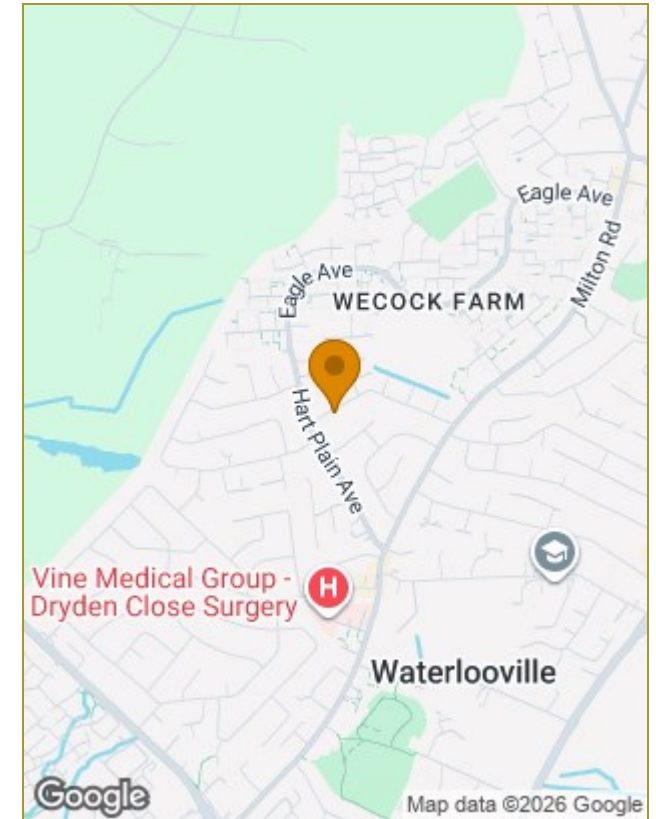




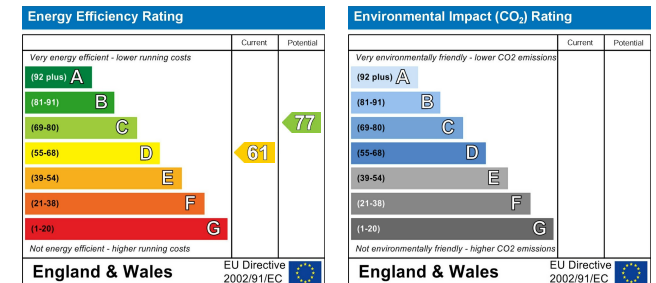
Floor Plans



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.