STEVE GRANTHAM
BESPOKE ESTATE AGENT

31 Pump Lane, Horndean, PO8 9TS

Price guide £500,000

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31 Pump Lane

Horndean, PO8 9TS

- EXTENDED DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- CUL-DE-SAC LOCATION
- TWO BATHROOMS
- DRIVEWAY
- UTILITY ROOM
- FOUR BEDROOMS
- LANDSCAPED GARDEN WITH PERGOLA

Price Guide £500,000-£525,000 A beautifully extended four-bedroom detached home in the heart of Horndean, featuring a stunning open-plan kitchen/dining/family room with bi-folding doors to the garden. The property also offers a separate reception room, utility, and a large store. Outside, there's a landscaped garden with a summer house and driveway parking for three cars. Ideal for modern family living in a convenient village location.

Price guide £500,000

Situated in the popular village of Horndean, this extended detached family home offers an impressive balance of space, style and practicality, ideal for modern family living. A key highlight of the property is the expansive open-plan kitchen, dining and family room which spans the rear of the house, flooded with natural light from multiple skylights and full-width bi-folding doors that seamlessly connect the indoors with the garden. This stunning space is perfect for both entertaining and everyday life, offering ample room for dining, lounging and cooking around a stylish central island and modern fitted cabinetry.

The ground floor also features a welcoming reception room with a wood-burning stove and bespoke shelving, creating a cosy and characterful retreat. To the front of the home is either bedroom four or a playroom. There is also a utility room, downstairs WC and access to a generous store room, ideal for bikes, garden tools or workshop use.

Upstairs, built as a four bedroom home, converted to a three bedroom home to offer flexible accommodation for growing families. The main bedroom is notably spacious and bright, with an en-suite and fitted wardrobes. Two further bedrooms and a modern family bathroom complete the first floor.

Outside, the landscaped rear garden is designed for both relaxation and play, with a level lawn, a pergola-covered patio for outdoor dining, and a charming summer house that could serve as a home office, studio or additional storage. The front driveway provides parking for three cars and there is side access to the garden.

Located within easy reach of local schools, shops, and transport links, this property combines the benefits of a village lifestyle with excellent connectivity. With its large open-plan living area and thoughtful extensions, this is a home not to be missed.

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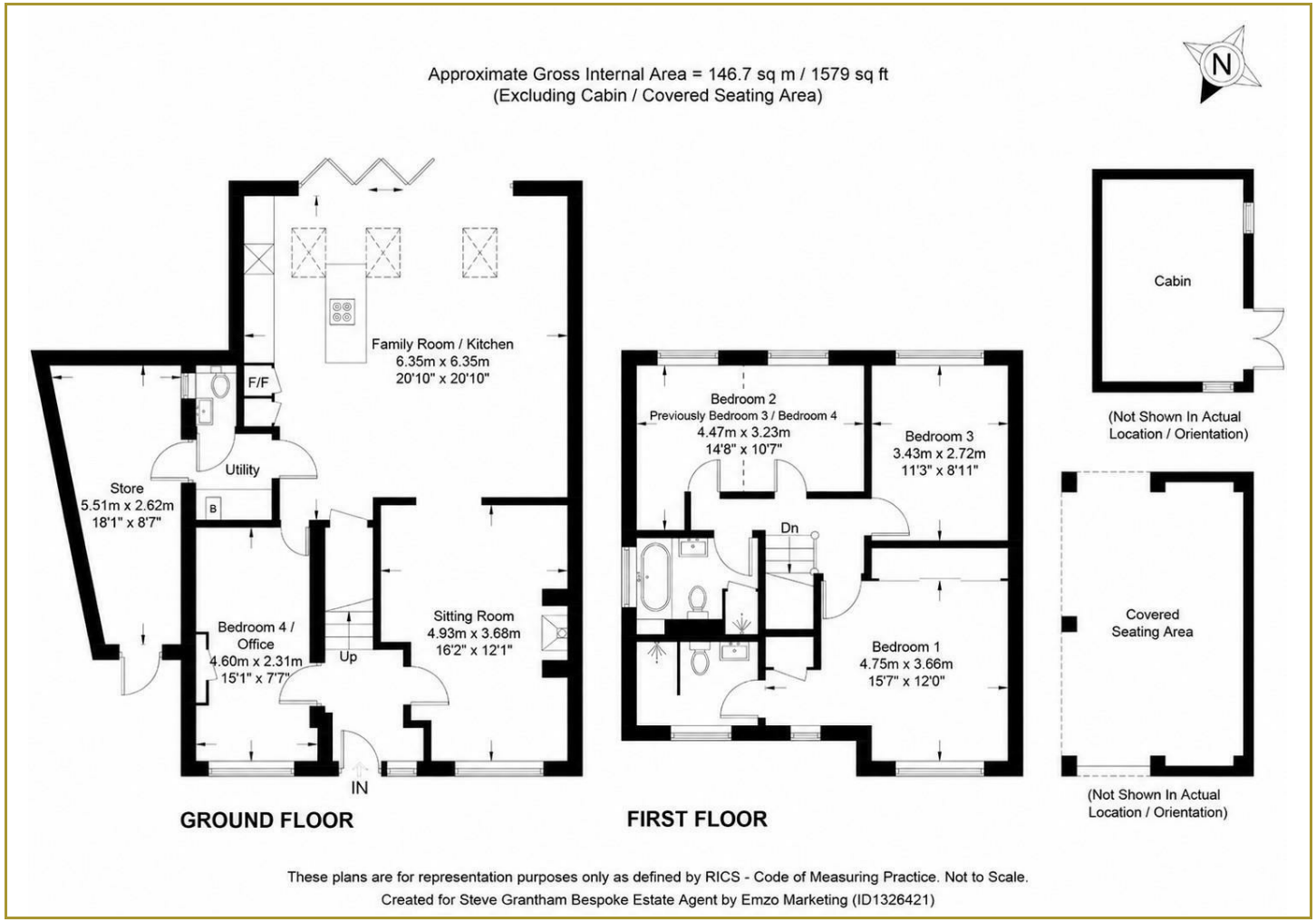
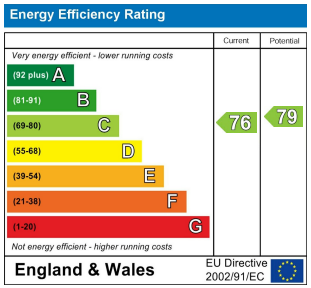
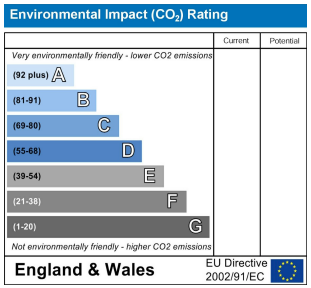
Floor Plans



Location Map

Energy Performance Graph





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