





20 Havant Road

Horndean, PO8 0DT

- INDIVIDUAL ARTS & CRAFTS DETACHED FAMILY HOME
- SET ON A PRIVATE DRIVEWAY WITHIN 0.4 OF AN ACRE PLOT
- FOUR WELL PROPORTIONED BEDROOMS TO THE FIRST FLOOR
- OPEN PLAN KITCHEN/DINING ROOM IDEAL FOR MODERN LIVING
- LARGE GATED DRIVEWAY WITH AMPLE PARKING & GARAGE
- DUAL ASPECT SITTING ROOM WITH CHARACTER FEATURES
- MATURE SOUTH FACING REAR GARDENS
- DETACHED GARDEN ROOM WITH VAULTED CEILING & ANNEXE POTENTIAL (STPP)

Tucked away along a private driveway just moments from the heart of Horndean village centre, this individual Arts & Crafts detached residence sits proudly within a generous plot of approximately 0.4 of an acre, offering a rare blend of character, privacy and future potential.



Approached via a gated entrance, the property immediately impresses with a substantial driveway providing extensive parking alongside a detached garage, all framed by mature boundaries and a beautifully open, south-facing garden.

Internally, the home has been thoughtfully and sympathetically modernised, retaining its original charm while introducing the comforts expected of modern family living. A large and welcoming entrance hallway sets the tone, with warm wood finishes and an abundance of natural light creating an inviting first impression. The dual aspect sitting room is a particularly appealing space, featuring a character fireplace and views across the garden, perfect for both relaxing and entertaining.

At the heart of the home is the stunning open-plan kitchen and dining room, a superb sociable space designed for modern living. The kitchen combines traditional styling with high-quality finishes, complemented by ample work surfaces and direct access to the garden, seamlessly connecting indoor and outdoor living. A separate utility room and cloakroom add practicality and convenience to the ground floor layout.

Upstairs, the first floor offers four well-proportioned bedrooms, all enjoying pleasant outlooks, along with a family bathroom. The layout provides flexibility for growing families or those seeking additional workspace.

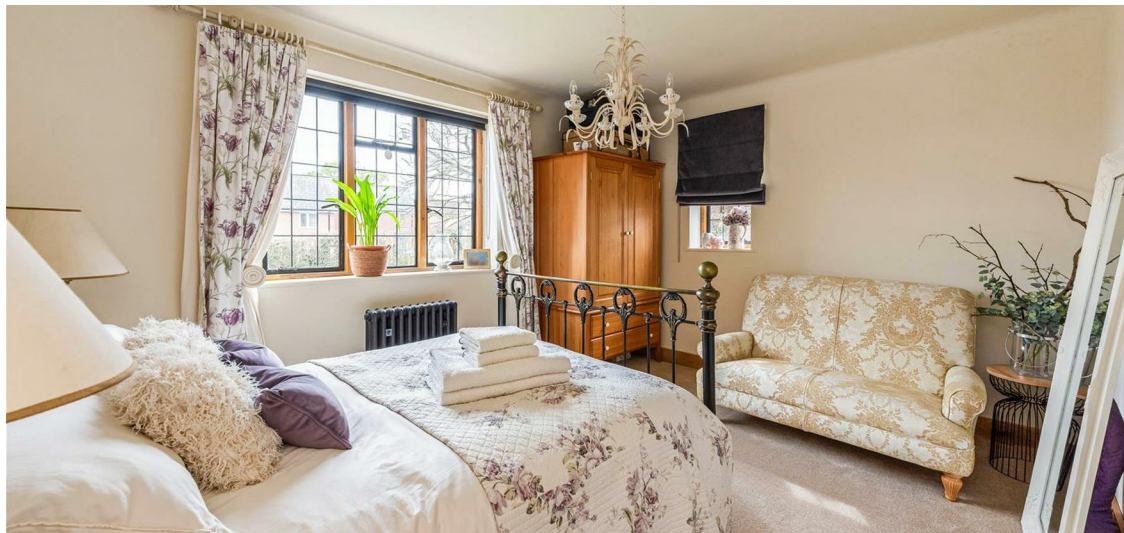
Externally, the gardens are a standout feature, enjoying a desirable southerly aspect. The expansive lawn is ideal for families, entertaining or simply enjoying the surroundings, while also presenting exciting potential for further landscaping.

A particularly noteworthy addition is the detached garden room with vaulted ceiling, a versatile space currently suited to a variety of uses such as a home office, gym, studio, bar or 'man cave', and offering clear potential for annexe conversion subject to the necessary consents.

In addition, the property includes the remains of a former outdoor swimming pool, currently unused, which offers excellent scope for reinstatement or redesign depending on the new owner's vision.

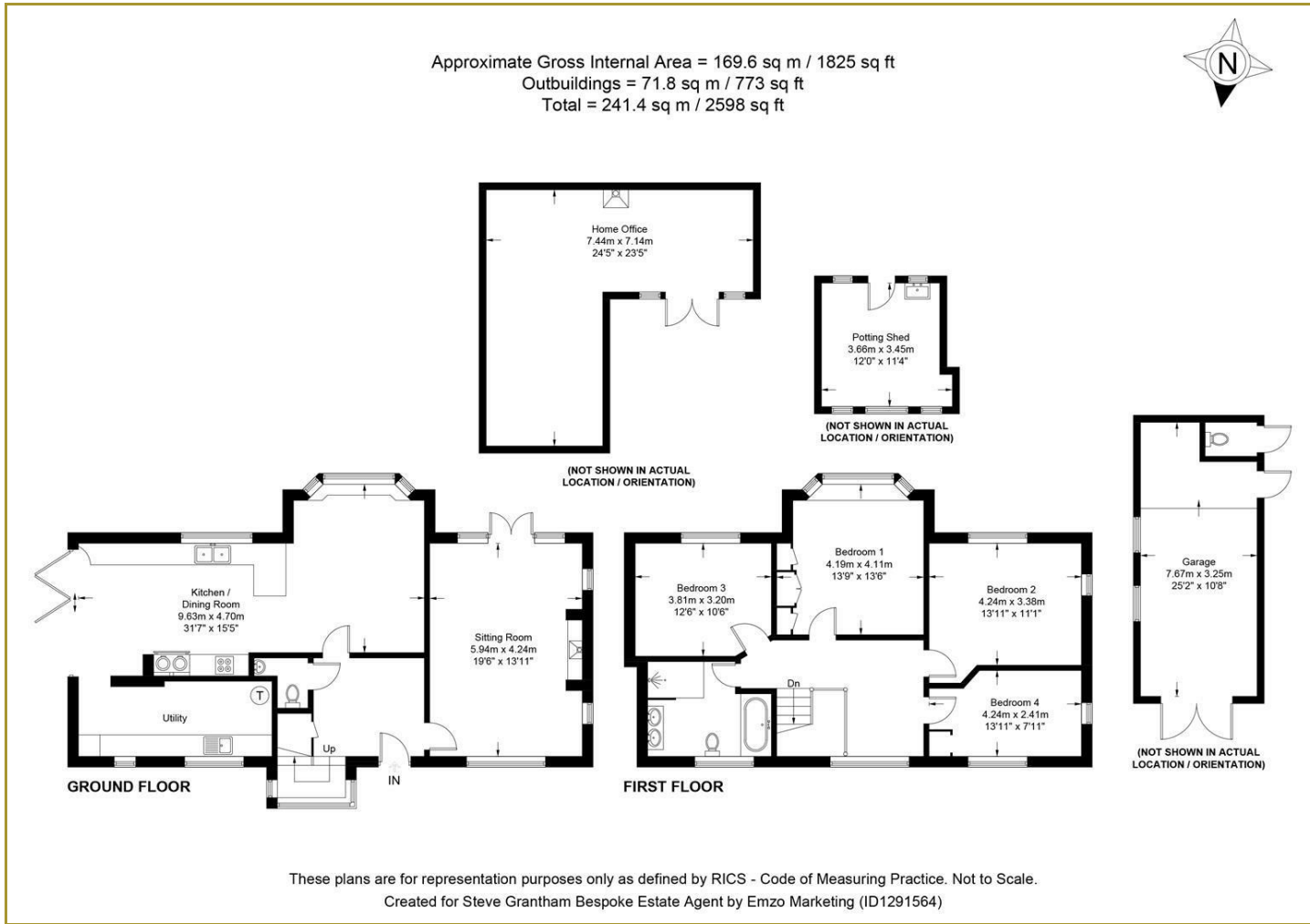
Overall, this is a home that not only delivers immediate lifestyle appeal but also presents significant opportunity for extension or enhancement (subject to planning), making it an ideal long-term family purchase in a highly regarded and convenient location.



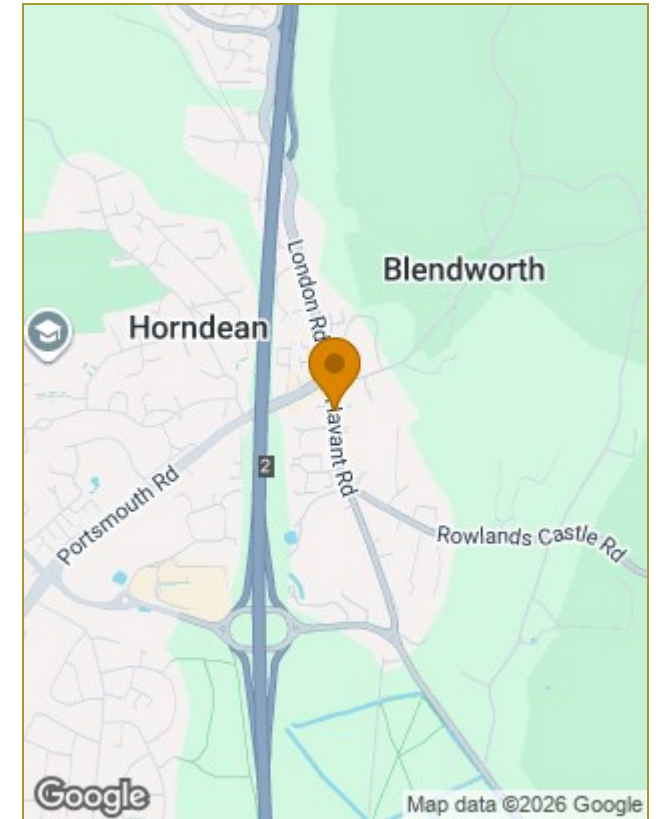




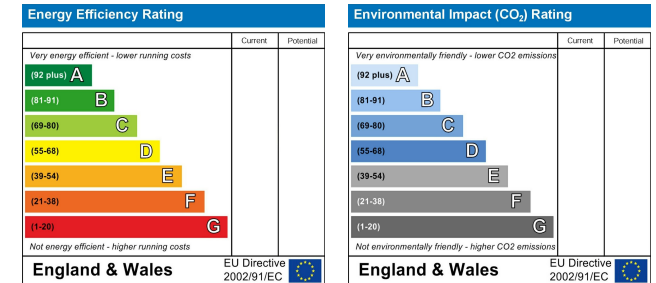
Floor Plans



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.