





# 22 Hawthorn Road

Horndean, PO8 0EG

- TWO LARGE DOUBLE BEDROOMS
- SUBSTANTIAL OUTBUILDINGS
- REFITTED KITCHEN AND BATHROOM
- OFF STREET PARKING FOR SEVERAL CARS
- PLOT JUST SHY OF 0.2 ACRES
- DETACHED BUNGALOW
- DETACHED GARAGE
- HORNDEAN/CLANFIELD BORDERS

Situated on the sought-after Horndean/Clanfield borders, this spacious detached bungalow occupies a plot of just shy of 0.2 acres and offers extensive parking and garden. Previously arranged as a three-bedroom bungalow, the property now provides flexible accommodation including generous reception space, kitchen, dining room and garden room. A standout feature is the collection of substantial outbuildings, including a large garage, workshop and additional storage building, ideal for hobbyists, business use or further development potential. Offering versatility both inside and out, this is a rare opportunity in a highly desirable location.



Situated on the highly sought-after Horndean/Clanfield borders, this spacious detached bungalow occupies a generous plot of just shy of 0.2 acres and offers an exciting opportunity for buyers seeking versatile accommodation with excellent potential to improve, extend or reconfigure (subject to the necessary planning consents).

Previously arranged as a three-bedroom bungalow, the property currently provides flexible living space ideal for a variety of lifestyles. Upon entering, you are welcomed by a central hallway which leads through to a generous sitting room, featuring ample natural light and a pleasant outlook across the garden. Adjoining this space is a garden room, offering an additional reception area perfect for relaxing, entertaining, or enjoying views of the outside space throughout the year.

The property also benefits from a separate dining room, ideal for family meals or formal entertaining and opens into a well-proportioned refitted kitchen with direct access to the rear garden. The accommodation currently comprises two substantial bedrooms, including an impressive principal bedroom, with the layout lending itself easily to reinstating a third bedroom if required.

Externally, the property is where the true potential becomes apparent. The generous plot offers extensive outdoor space along with a fantastic range of large outbuildings, including a substantial garage, separate workshop and additional storage building. These versatile spaces are ideal for hobbyists, tradespeople, home businesses, car enthusiasts, or those simply requiring excellent storage and workspace.

To the front, the property provides extensive off-street parking for approximately 5-6 vehicles, making it perfect for families with multiple cars, caravan or motorhome owners, or those requiring additional parking for business use.

Offering huge scope and flexibility in a highly desirable semi-rural setting, this is a rare opportunity to acquire a property with excellent future potential in one of the area's most popular locations.

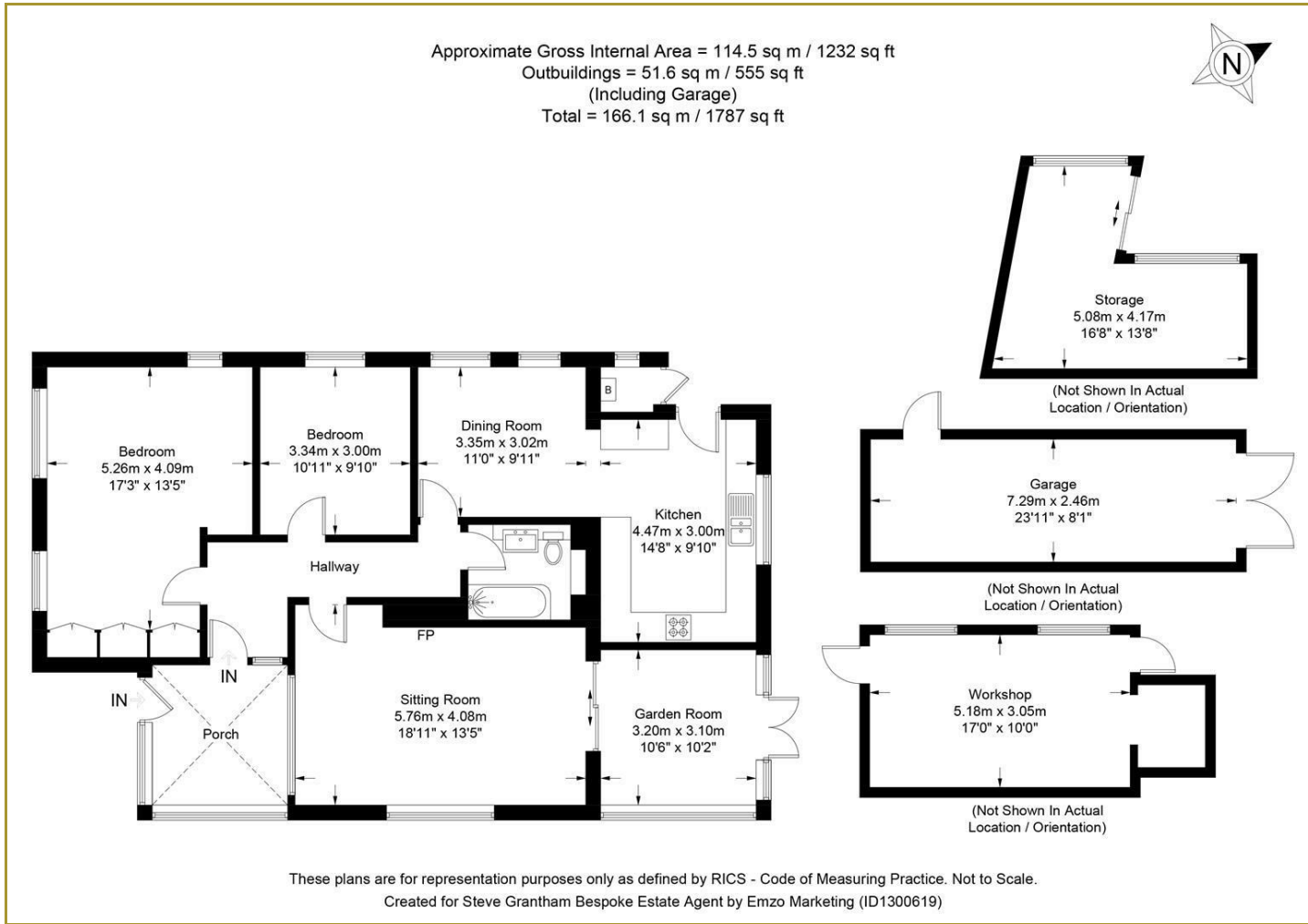
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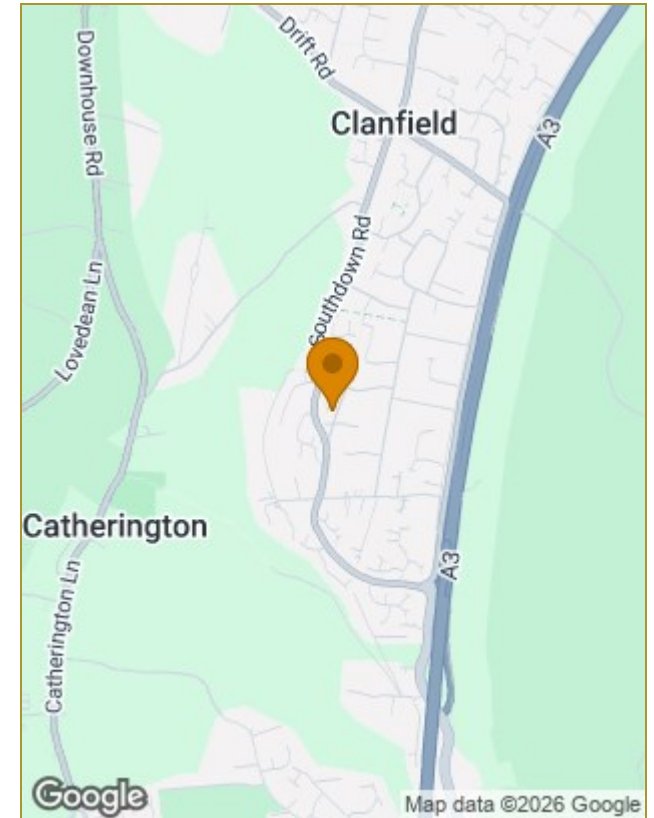




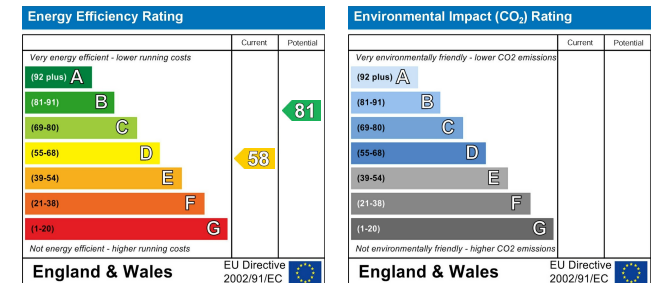
## Floor Plans



## Location Map



## Energy Performance Graph



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