





57 Highcroft Lane

Horndean, PO8 9PU

- EXECUTIVE DETACHED FAMILY HOME
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- THREE RECEPTION ROOMS
- SCOPE TO EXTEND (STPP)
- CAT-6 WIRED INTERNET IN FIVE ROOMS VIA CENTRAL HUB
- FIVE BEDROOMS & TWO BATHROOMS
- LARGE DRIVEWAY & DOUBLE GARAGE
- SOUTH/WEST ASPECT REAR GARDEN
- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO POPULAR LOCAL SCHOOLS

Nestled in a sought-after position at the end of a tranquil cul-de-sac, this impressive five-bedroom executive detached family home enjoys a private and spacious setting on the outskirts of Horndean and Catherington. Properties in this desirable location rarely become available, and this home is set on a generously sized plot with a substantial frontage that includes ample off-road parking



Offers in excess of £650,000



As you step inside, the welcoming hallway immediately impresses with its sense of space and light, complemented by a grand staircase leading to the first floor. The ground floor offers versatile and generously proportioned living spaces, starting with a study that benefits from a front-aspect window. The 20ft dual-aspect living room is a highlight, featuring patio doors that open directly onto the garden and a central fireplace that creates a charming focal point. Adjacent to the living room, the dining room provides an excellent space for formal meals and gatherings, with views over the rear garden. The kitchen/breakfast room sits conveniently next to the dining room, offering potential for a modern open-plan layout should the new owners wish to reconfigure the space. There is also ample scope for extending the property to the rear, subject to planning permission. Additional ground-floor amenities include a utility room, a cloakroom, a cloak cupboard and a service door which provides access to the double garage

Upstairs, the first floor accommodates five double bedrooms, each generously sized and perfect for family living. The master bedroom is a particular standout, featuring fitted wardrobes and a recently refurbished ensuite shower room. The remaining bedrooms share a well-appointed contemporary white family bathroom.

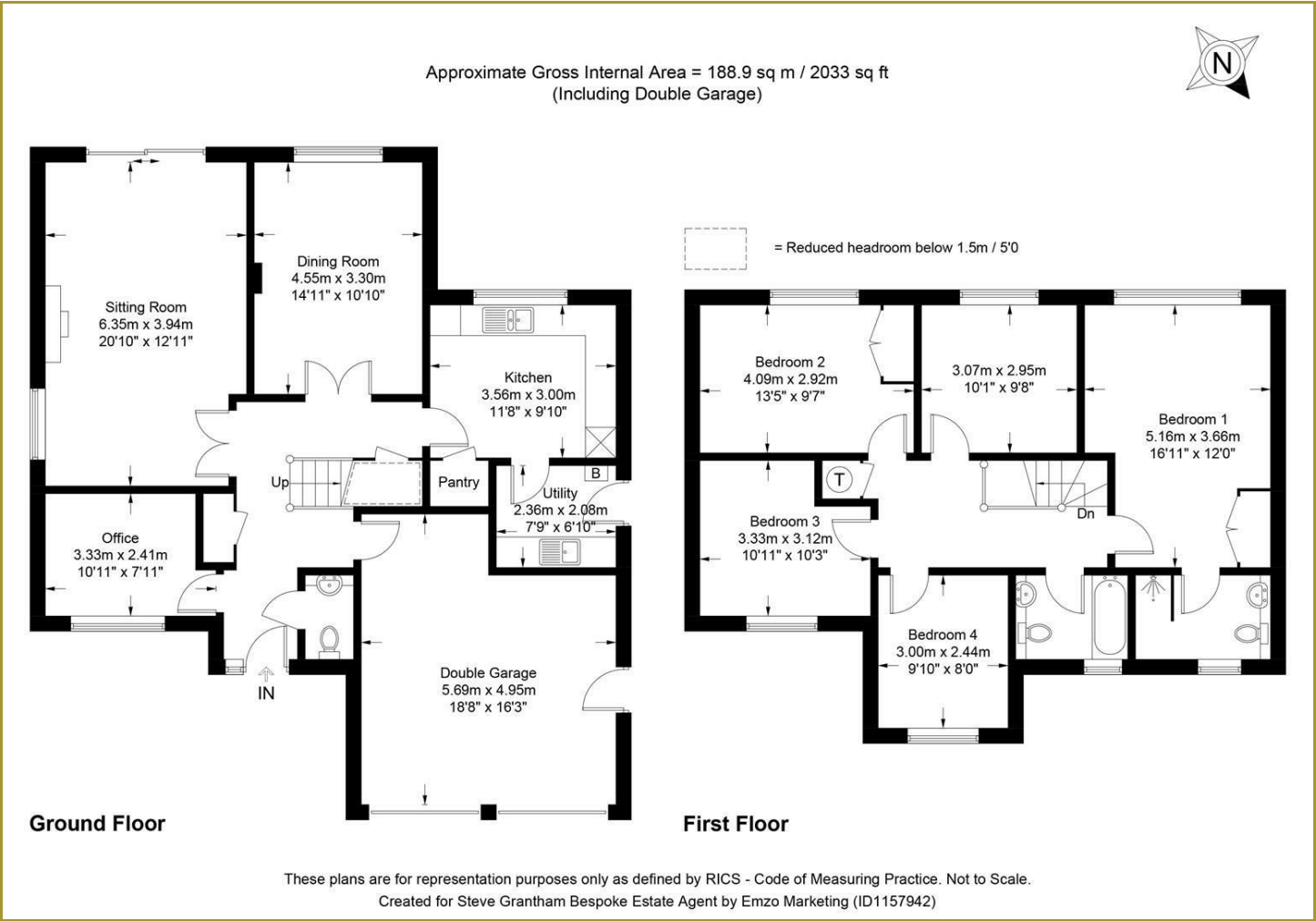
The rear garden is a delightful outdoor space, enclosed on two sides by a characterful flint wall that adds charm and privacy. Mostly laid to lawn, the garden is bordered by mature shrubs and flowers, creating a peaceful setting. A patio area provides the perfect spot for alfresco dining or relaxing in the warmer months.

This remarkable family home offers a rare opportunity to acquire a property in such an enviable location, with its blend of character, space, and potential. Category six wired internet is provided to five rooms via a central hub.

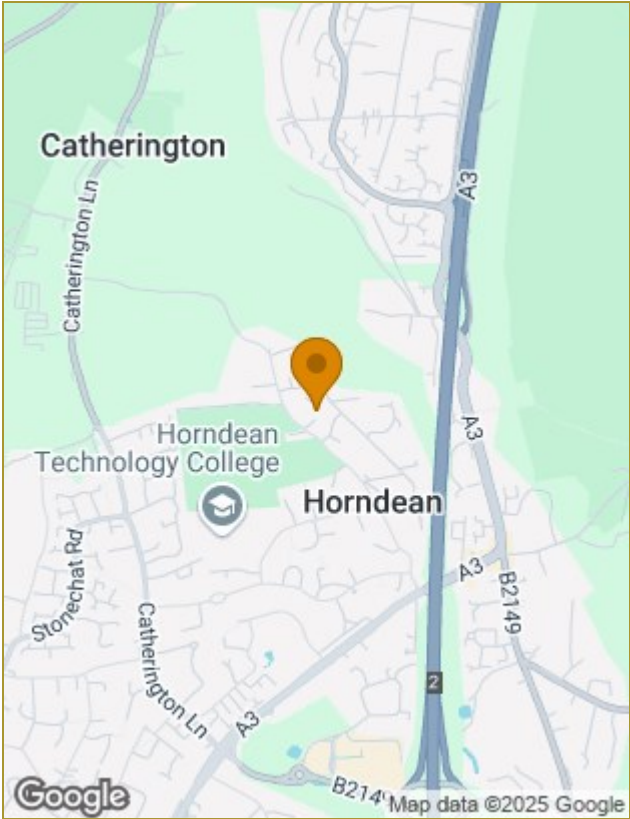




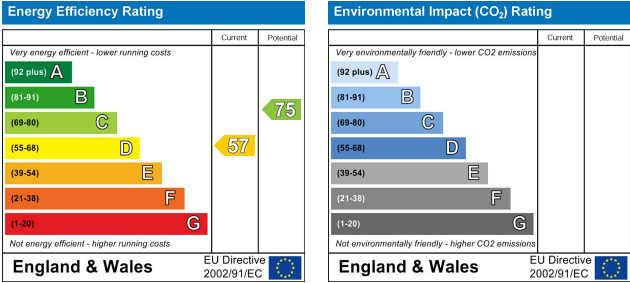
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

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.