

STEVE GRANTHAM
BESPOKE ESTATE AGENT

16 Havant Road, Horndean, PO8 0DT

Offers in excess of £600,000

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16 Havant Road

Horndean, PO8 0DT

- PRICE GUIDE £600,000-£650,000
- AMPLE SCOPE TO EXTEND & ENHANCE, SUBJECT TO CONSENTS
- TWO CHARACTERFUL RECEPTION ROOMS WITH BAY WINDOWS
- SEPARATE SIDE VEHICLE ACCESS TO REAR
- TWO CAR BARNS/CARPORTS, STORE & USEFUL OUTBUILDINGS
- SET WITHIN APPROXIMATELY 0.3 ACRES
- THREE WELL-PROPORTIONED BEDROOMS
- CHARMING WALLED GARDEN & EXTENSIVE MATURE GROUNDS
- GENEROUS DRIVEWAY & PARKING FOR MULTIPLE VEHICLES
- SUBSTANTIAL GARDEN ROOM IDEAL FOR ENTERTAINING, HOBBIES OR HOME WORKING

Price Guide £600,000-£650,000 Set behind a traditional white picket fence and framed by mature trees, this home represents a rare opportunity to acquire a character Victorian home of this kind, particularly in a location where period properties with such generous grounds, extensive outbuildings and vehicle access are seldom available. With approximately 0.3 acres, a substantial range of outbuildings and car barns, and considerable space around the house, the property also offers ample scope for extension and further enhancement, subject of course to the necessary planning consents.





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The handsome red-brick façade, twin bay windows and established cottage garden create an immediately appealing first impression. A pathway leads through the front garden to the central entrance hall, where the staircase and painted balustrade set the tone for a home that retains plenty of traditional character.

To one side is the sitting room, a comfortable and inviting reception room with a bay window overlooking the front garden and an ornate fireplace providing a natural focal point. Across the hall, the separate dining room has a bay window of its own, together with a fireplace, built-in alcove storage and ample space for a generous dining table.

To the rear, the kitchen/breakfast room looks towards the garden and is complemented by a ground-floor bathroom, useful storage and a rear porch. The conservatory provides an additional living space and a particularly pleasant connection with the gardens.

Upstairs, a galleried landing with an open balustrade leads to three well-proportioned bedrooms, with fitted storage and attractive outlooks across the gardens and mature surrounding trees.
One of the property's most compelling features is the amount of space that surrounds the house. Immediately to the rear is a charming walled garden, enclosed in part by traditional flint walls and incorporating lawn, established planting and sheltered areas in which to sit. A brick-built potting shed and additional storage add further practicality.

Beyond, the grounds open considerably, with lawns, mature trees and established shrubs creating an unexpectedly private setting. Importantly, separate side vehicle access through a five-bar gate leads into an extensive driveway and parking area.

The range of outbuildings is particularly noteworthy. There are two open car barns/carports together with an enclosed store, providing excellent parking, workshop and storage possibilities. Alongside is the substantial Garden Room, an impressive additional space with a vaulted ceiling and exposed timbers. Offering considerable versatility, it could lend itself to entertaining, hobbies, a games room, studio or home-working environment.
Taken together, the width and depth of the plot, existing access and generous space around the house provide exciting potential to enlarge and reconfigure the accommodation. There appears to be ample scope to explore a substantial extension or alternative use of some of the existing ancillary space, subject to planning permission.

This home combines qualities that are increasingly difficult to find in one property: an attractive detached period home, approximately 0.3 acres of established grounds, independent vehicle access, extensive parking and outbuildings, together with genuine potential to create a considerably larger home for the future. For buyers looking for character rather than a conventional modern house, and the freedom to put their own stamp on a property over time, it represents a particularly unusual opportunity.



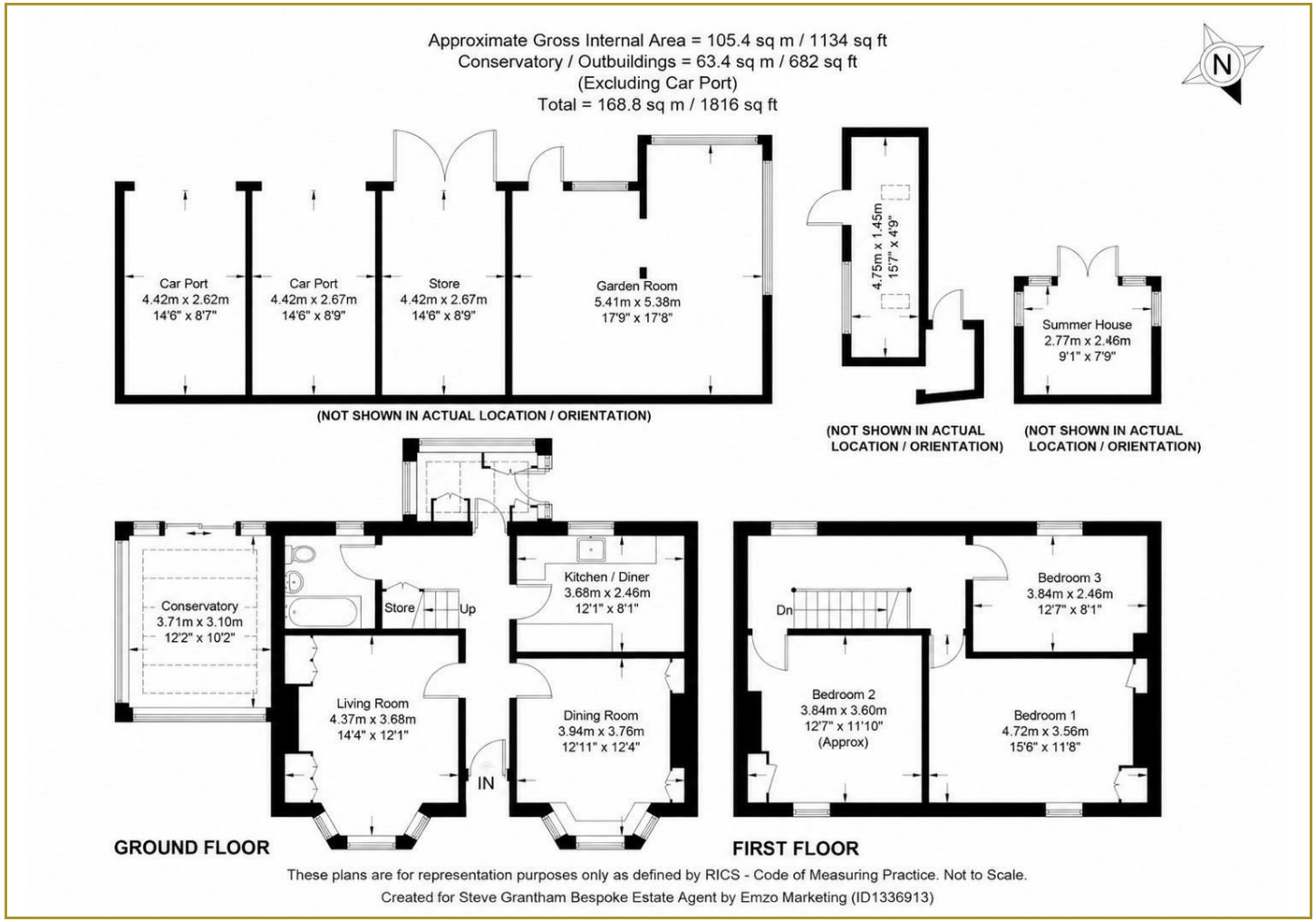






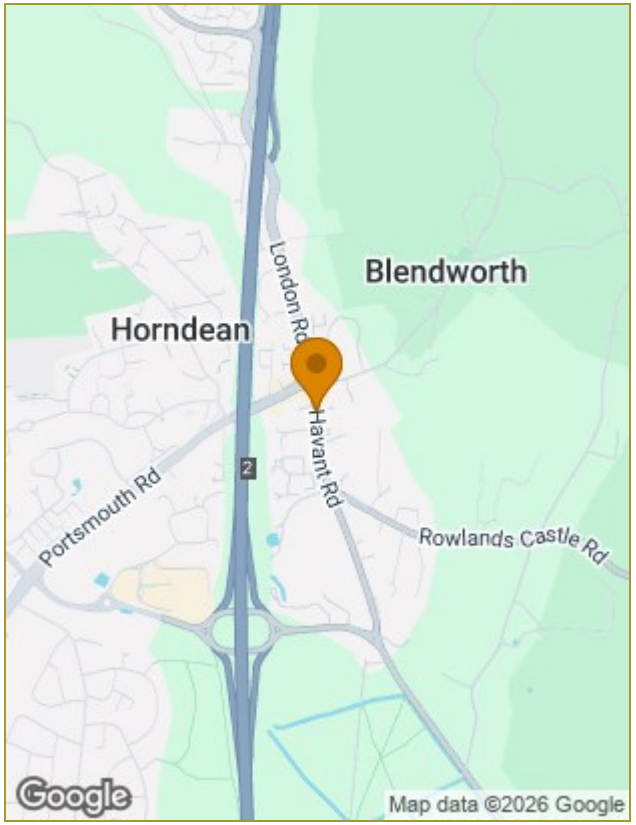


Floor Plans

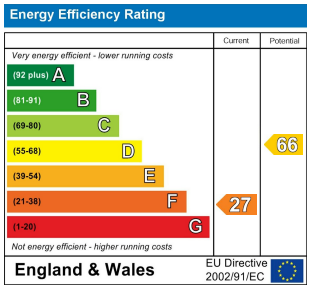


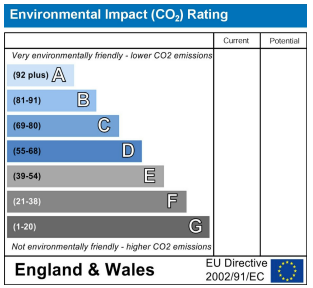
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Location Map



Energy Performance Graph





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