

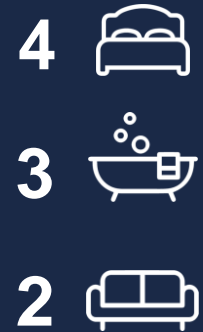
**£550,000**

**Bridle Path**

Horndean, PO8 9PA

## PROPERTY SUMMARY

We are delighted to offer for sale this almost brand new executive style 4 bedroom detached family home located on the Bridle Path in Horndean. The property boast 4 double bedrooms arranged over 2 floors, 3 luxury bathroom suites, luxury fitted kitchen with high end fitted appliances and a home office/study. The property has been presented to a high standard throughout and boasts new flooring and carpet throughout. Externally the property boasts a 19ft garage with driveway and a professionally landscaped rear garden. Bridle Path is a highly desirable semi rural location and internal viewings are very strongly recommended.





**RECEPTION HALL** Door to front aspect, radiator, large under stair storage cupboard, return staircase to first floor, doors to:

**SHOWER ROOM** 8' 02" x 3' 04" (2.49m x 1.02m) Heated towel rail, extractor, fully tiled shower cubicle with double shower head, hand wash basin with cupboard under, W.C, part tiled surround, spot lighting, glass touch light wall mirror, matching flooring.

**KITCHEN** 12' 10" x 9' (3.91m x 2.74m) Window to front aspect, radiator, range of luxury 2 tone, soft close, cupboards, units and work surfaces, single bowl sink unit with mixer tap, integrated oven with matching microwave and warming draw, induction hob with extractor over, built in fridge freezer, dishwasher and washer/dryer, spot and under unit lighting, concealed bin unit, matching flooring, spot lighting.

**BEDROOM 4** 10' 02" x 9' (3.1m x 2.74m) Window to side aspect, radiator.

**LOUNGE** 17' 01" x 15' 03" (5.21m x 4.65m) Windows to side and rear aspects, double doors to rear garden, radiators, spot lighting, open fire place with mantle over, door to:

**STUDY/OFFICE** 9' 02" x 8' 10" (2.79m x 2.69m) Window to rear aspect, radiator, spot lighting, internet and phone connections, spot lighting.

**FIRST FLOOR** Landing - Skylight window, large walk in airing cupboard, access to loft, doors to:

**BEDROOM 1** 14' 09" x 10' 02" (4.5m x 3.1m) Window to rear aspect, radiator, door to:

**ENSUITE** 9' 01" x 6' 08" (2.77m x 2.03m) Window to rear aspect, heated towel rail, double shower cubicle with twin shower heads, hand wash basin with vanity surround and cupboard under, W.C, part tiled, tiled flooring, spot lighting, touch light wall mirror, subtle lighting.

**BATHROOM** 10' 02" x 7' 02" (3.1m x 2.18m) Window to side aspect, heated towel rail, panelled bath, W.C, shower cubicle, hand wash basin with vanity surround and cupboard under, spot lighting, tiled flooring, subtle under unit lighting.

**BEDROOM 2** 15' 05" x 9' (4.7m x 2.74m) Window to front aspect, radiator.

**BEDROOM 3** 9' 08" x 7' 10" (2.95m x 2.39m) Window to front aspect, radiator.

**OUTSIDE** Front - Landscaped area, outside lighting, block paved driveway leading to:

**GARAGE** 19' 04" x 9' 08" (5.89m x 2.95m) Electric up and over door, light and power, lots of roof void storage, personal door to side.

**REAR GARDEN** Professionally landscaped rear garden which is mostly laid to lawn and shrub/railway sleeper borders, patio area, outside tap, side access, outside light.

**AGENT'S NOTE** COUNCIL TAX BAND: E

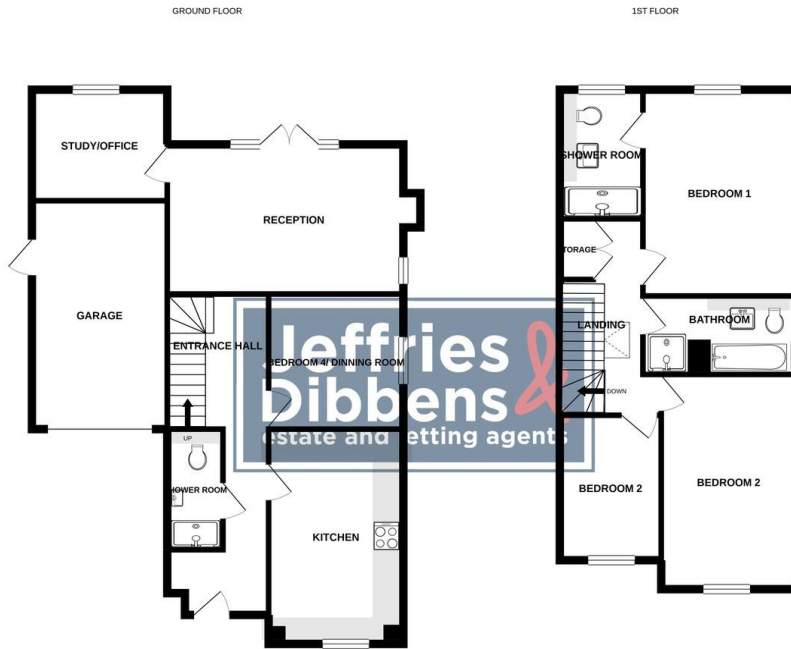


LOCAL AUTHORITY  
East Hampshire District Council

TENURE  
Freehold

COUNCIL TAX BAND  
Band E

VIEWINGS  
By prior appointment only



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
<b>A</b>		
(81-91)		
<b>B</b>	83	83
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
Dibbens &**  
estate and letting agents

OFFICE ADDRESS

226 London Road, Waterlooville,  
Hampshire, PO7 7HP

CONTACT

023 9223 1100  
waterlooville@jeffries.co.uk  
www.jdea.co.uk