





3 St. Andrew Close

Waterlooville, PO8 0EQ

- FOUR BEDROOMS
- INTEGRAL GARAGE AND DRIVEWAY
- IDEAL FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
- DETACHED
- EASY ACCESS TO THE A3
- HORNDEAN SCHOOL CATCHMENT AREA

This ideal family home is tucked away in a quiet cul-de-sac in Horndean, offering both space and location for a growing or established family. Situated within the catchment area for well-regarded Horndean schools, it presents a perfect opportunity for those seeking a home in a family-friendly setting. Conveniently positioned between Clanfield and Horndean village centres, residents can enjoy easy access to local shops, amenities, and village life while benefiting from a peaceful and private residential environment.



Offers over £400,000



Tucked away in a highly sought-after area of Horndean, this detached four-bedroom home with an integral garage offers spacious and well-balanced living, ideal for modern family life. As you step through the front door, you're welcomed by a private porch that also provides access to a convenient downstairs WC. From here, you enter the generously sized lounge, a bright and inviting space enhanced by a charming bay-style window that allows natural light to flood in, creating a warm and welcoming atmosphere.

Flowing from the lounge are doorways leading to a separate dining room and a stylish kitchen that has been thoughtfully modernised by the current owners in recent years. The kitchen boasts a contemporary design, blending functionality with clean, modern finishes, perfect for everyday living and entertaining.

Outside, the rear garden is mainly laid to lawn and framed by mature shrub borders that offer both colour and privacy throughout the year. It provides a peaceful retreat and an ideal setting for children to play or for enjoying outdoor dining and summer evenings.

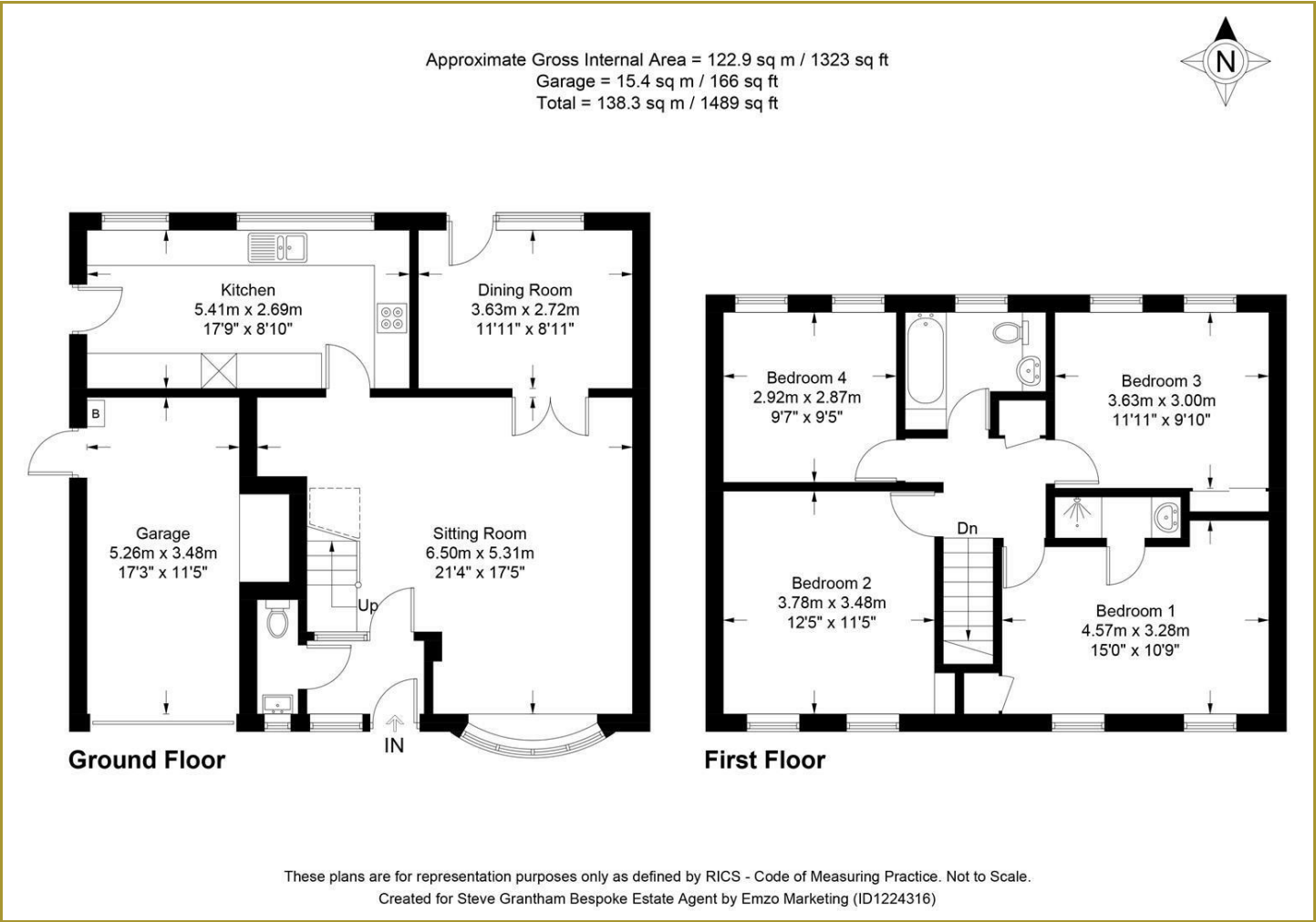
Upstairs, the property continues to impress, with four well-proportioned bedrooms that mirror the generous space found on the ground floor. The principal bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by a well-appointed family bathroom.

Ideally located between Horndean Village Centre and Clanfield, the property enjoys easy access to a range of local amenities including shops, eateries, and traditional country pubs. For commuters, the A3 is easily accessible, offering excellent transport links to Portsmouth, Petersfield, and beyond. This home combines comfortable living with a convenient and desirable location, making it a fantastic opportunity for families and professionals alike.

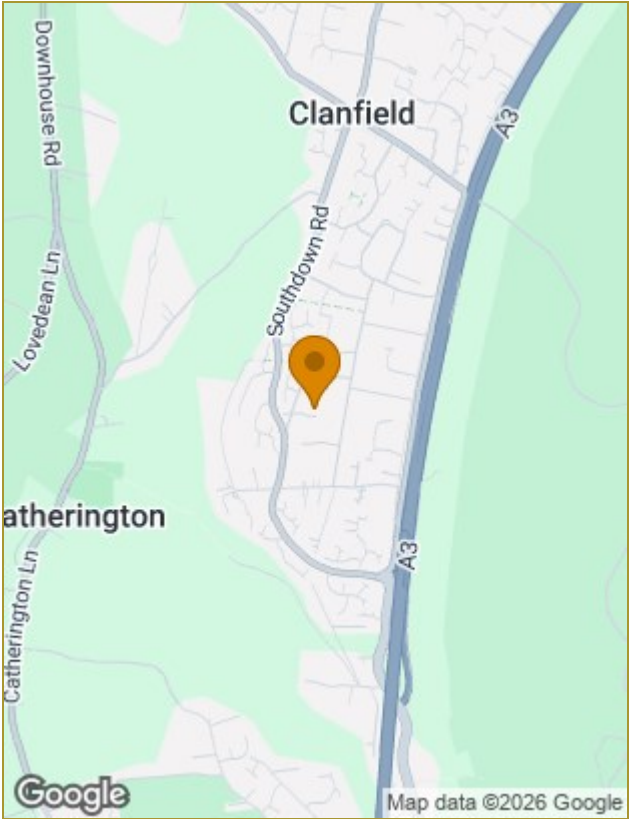




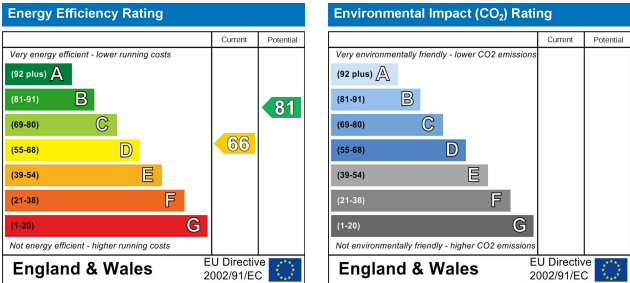
Floor Plans



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.