



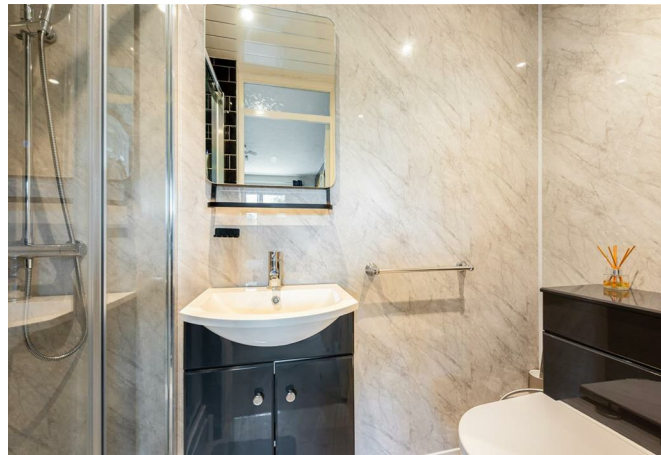


15 Bentley Close

Horndean, PO8 9HH

- FIVE-BEDROOM DETACHED FAMILY HOME
- APPROXIMATELY 2,377 SQ FT OF INTERNAL ACCOMMODATION
- THREE BATHROOMS & PRINCIPAL BEDROOM WITH WALK-IN WARDROBE
- LARGE LIVING ROOM & SEPARATE FORMAL DINING ROOM
- KITCHEN, BREAKFAST ROOM & DINING ROOM WITH EXCELLENT OPEN-PLAN POTENTIAL
- CONSERVATORY OVERLOOKING THE PRIVATE REAR GARDEN
- AMPLE DRIVEWAY PARKING, GARAGE & VERSATILE HOME OFFICE/PLAYROOM
- CUL-DE-SAC LOCATION CLOSE TO POPULAR SCHOOLS & WITH EASY ACCESS TO THE A3

Set within a cul-de-sac in the popular Horndean area, this substantial five-bedroom detached family home offers an impressive amount of flexible accommodation, with approximately 2,377 sq ft of internal space, together with a generous rear garden, ample driveway parking and a garage. Well placed for popular local schools and with convenient access to the A3, the property is particularly well suited to a growing family.



Guide price £650,000



The ground floor provides an excellent balance of living and entertaining space. A welcoming entrance hall leads through to the large living room, a particularly generous reception room with a front aspect window bringing in plenty of natural light. French doors connect the living room with the formal dining room, allowing the two spaces to work well both independently and when entertaining.

Across the rear of the house are the dining room, kitchen and breakfast room. While currently arranged as three distinct spaces, their position alongside one another presents an exciting opportunity for the next owners to consider opening them up to create a substantial open-plan kitchen, dining and family room, subject to any necessary consents and structural considerations. The kitchen itself offers a good range of fitted cabinetry and worktop space, while the breakfast room provides an additional informal dining area.

Beyond this, the conservatory is a sizeable and versatile addition, enjoying extensive glazing and views over the rear garden. It provides another useful family living space and creates a strong connection between the house and garden.

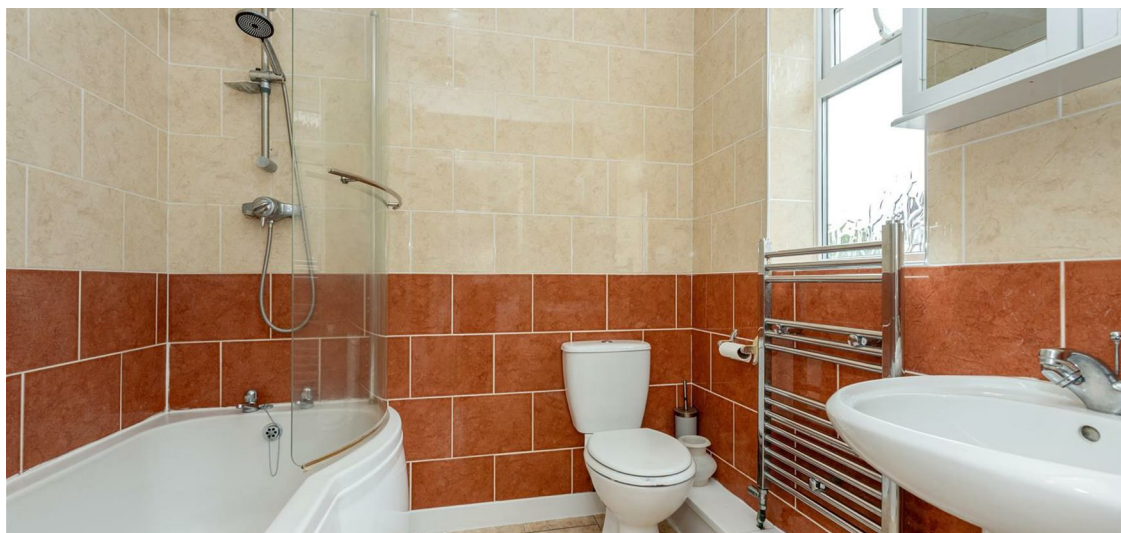
The original double garage has been part-converted, retaining a single garage while creating a valuable additional reception room. Currently shown as an office, this flexible space could work equally well as a home office, children's playroom, hobby room or snug. A utility room and ground-floor cloakroom add further practicality.

Upstairs, the sense of space continues with five bedrooms and three bathrooms. The principal bedroom is particularly generous and benefits from its own walk-in wardrobe, while the remaining bedrooms provide excellent flexibility for children, guests or further home-working space. The three bathroom facilities make the first-floor arrangement especially practical for a larger household.

Outside, the property enjoys a well-proportioned rear garden which is not overlooked from the rear, providing a pleasing degree of privacy. The garden is predominantly laid to lawn, complemented by a substantial patio immediately behind the house which provides plenty of room for outdoor dining, entertaining and seating.

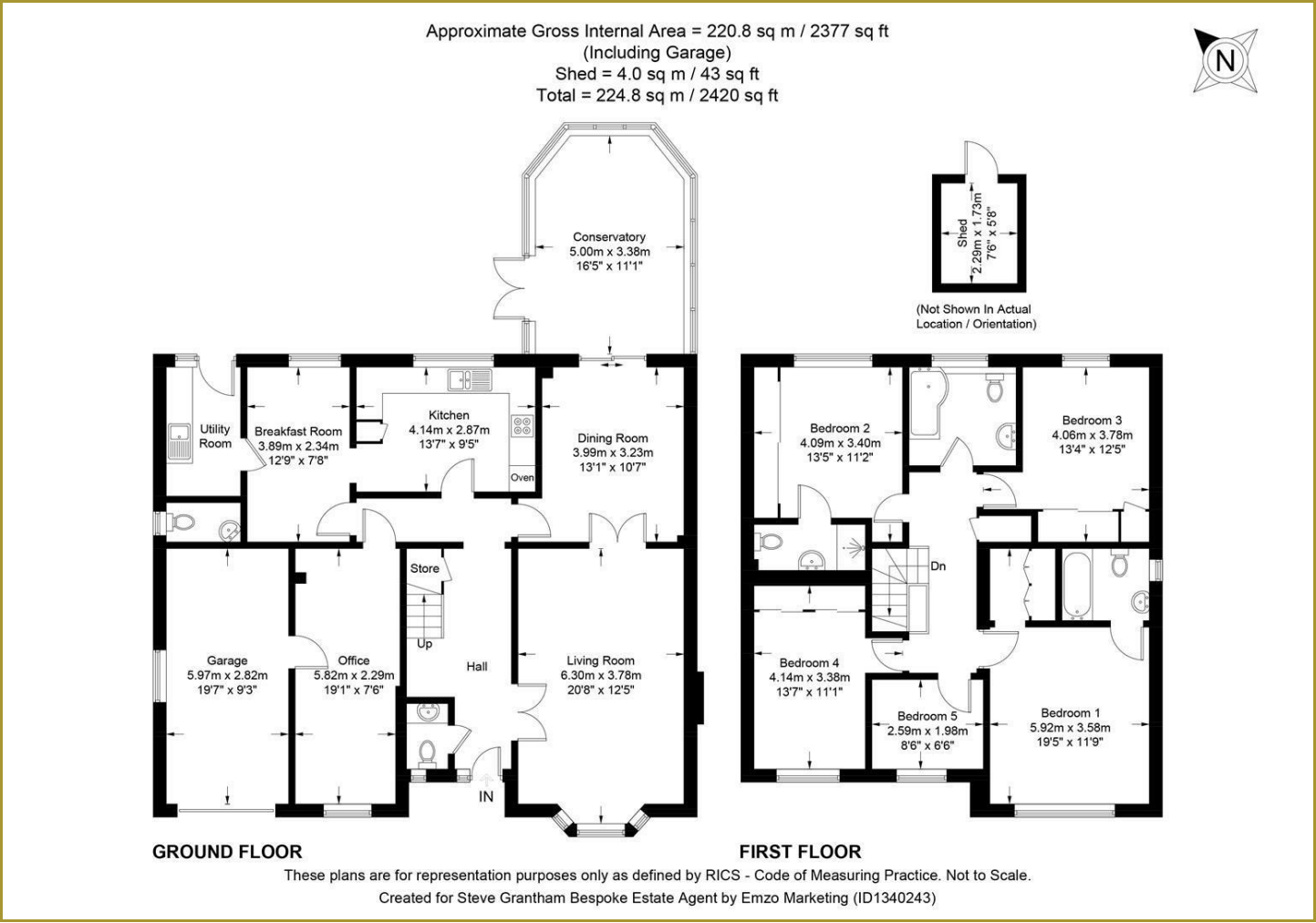
To the front, a broad driveway provides ample off-road parking and access to the remaining garage.

With its generous proportions, five-bedroom layout and unusually flexible ground-floor accommodation, this is a home that already provides considerable family space while also offering exciting potential to reconfigure the rear of the property into a contemporary open-plan heart of the home. Its cul-de-sac setting, proximity to sought-after local schools and straightforward access to the A3 further enhance its appeal for families and commuters alike.

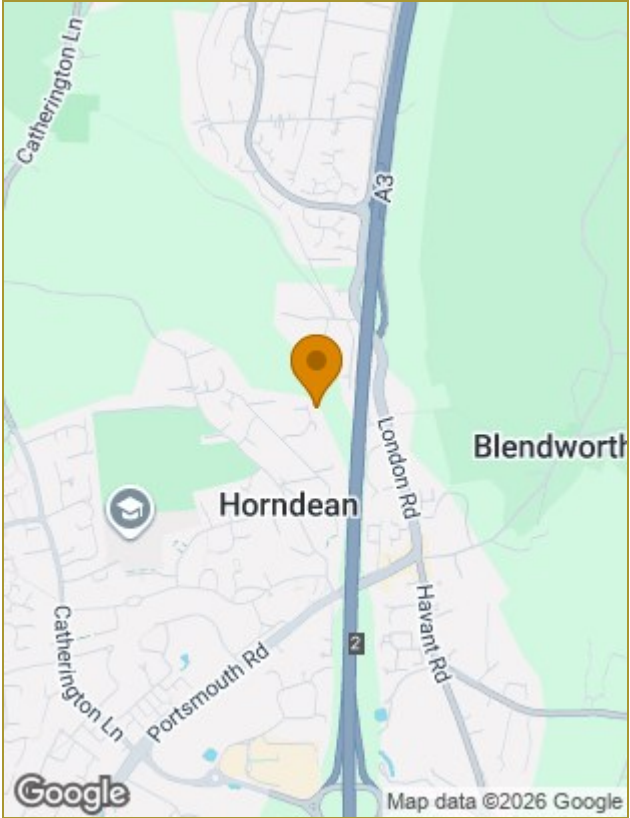




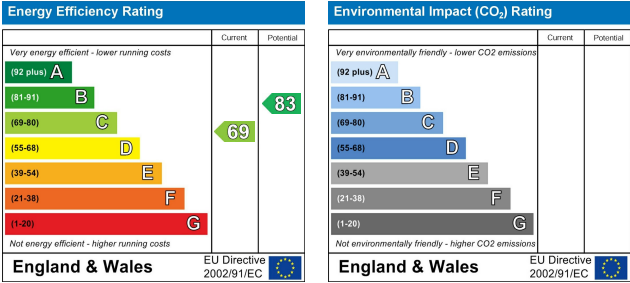
Floor Plans



Location Map



Energy Performance Graph



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