





GUIDE PRICE £400k - £425k Situated in the heart of the picturesque and highly sought-after village of Westbourne, this beautifully presented semi-detached home offers spacious and versatile accommodation extending to approximately 1,390 sq ft. Combining modern comforts with a welcoming atmosphere, the property is perfectly suited to family living and enjoys a convenient position close to the village's excellent amenities, countryside walks, and transport links.

The ground floor has been thoughtfully designed with both everyday living and entertaining in mind. At its heart is a superb kitchen/breakfast room, providing a stylish and practical space for cooking, dining, and socialising. A separate dining room offers the perfect setting for family meals and special occasions, while the generous sitting room creates a comfortable place to relax. Completing the ground floor is a dedicated home office, ideal for remote working, together with a convenient cloakroom.

Upstairs, the property boasts three well-proportioned bedrooms, all beautifully presented. The impressive principal bedroom benefits from its own en suite shower room, creating a peaceful retreat, while the remaining bedrooms are served by a modern family bathroom and offer flexible accommodation for children, guests, or additional workspace if required.

Outside, the generous rear garden provides a private and enclosed space, perfect for outdoor entertaining, family enjoyment, or simply unwinding in the warmer months. To the front, there is ample off-road parking for up to three vehicles alongside an attached garage, adding further practicality. Offering an excellent blend of village charm, generous living space, and modern convenience, this is a wonderful home that is sure to appeal to a wide range of buyers.



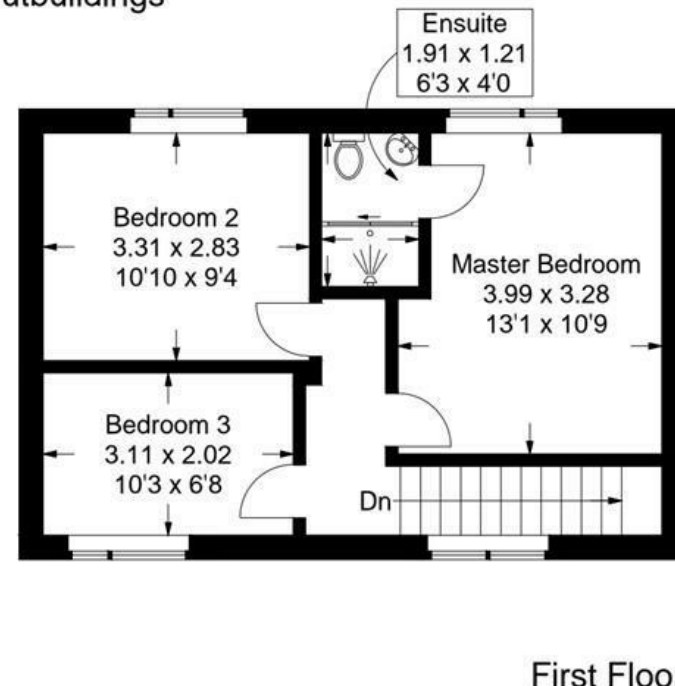
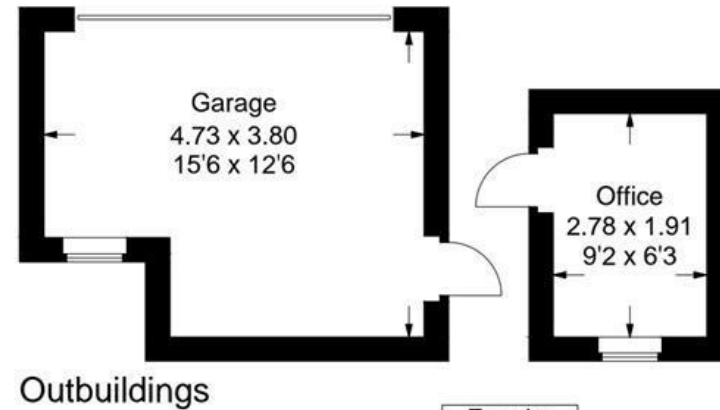
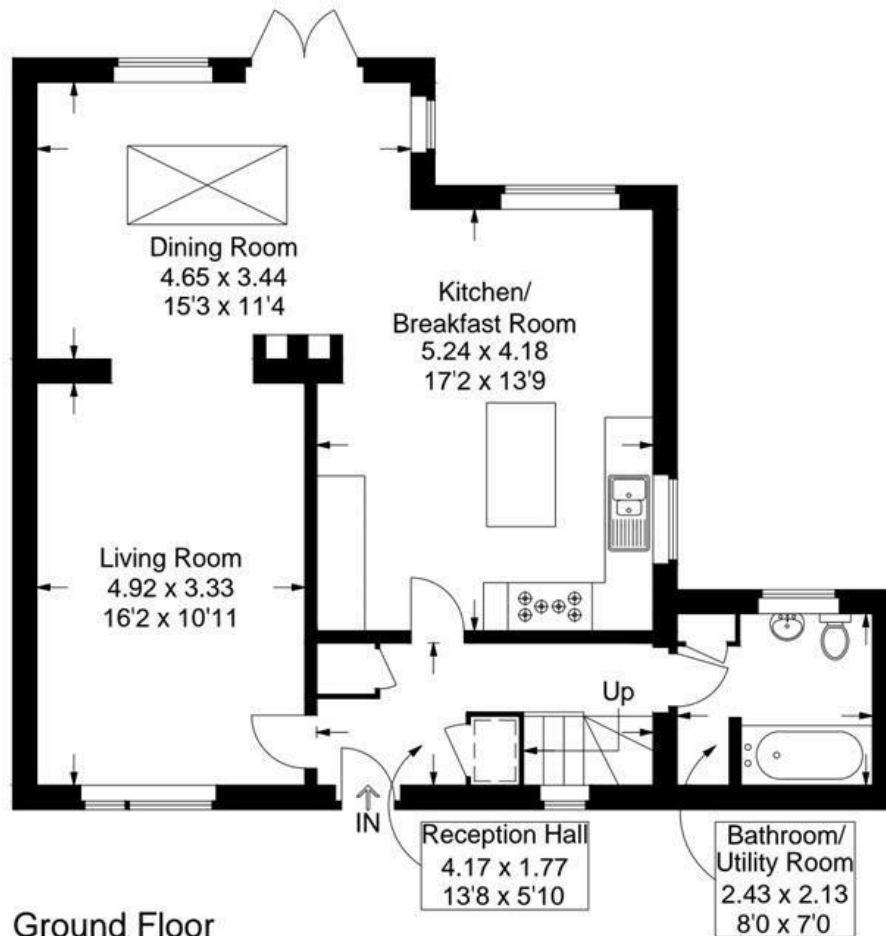
- SOUGHT-AFTER VILLAGE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE DOUBLE BEDROOMS
- EN SUITE TO PRINCIPAL
- HOME OFFICE
- GENEROUS REAR GARDEN
- PARKING FOR THREE WITH GARAGE
- STYLISH KITCHEN/BREAKFAST ROOM

Mill Road, Westbourne

Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft

Outbuildings = 22.3 sq m / 239 sq ft

Total = 129.2 sq m / 1390 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.