



£325,000
Highcroft Lane
Horndean, PO8 9NX

PROPERTY SUMMARY

Located in a highly regarded area of Horndean we are delighted to offer for sale this individually built and unique detached property in Highcroft Lane. This 2 double bedroom detached property has a large number of benefits and internal viewings are very strongly advised. The property boasts a double garage, large south facing garden, 2 reception rooms, modern fitted kitchen, modern bathroom suite and an en suite WC to bedroom 2. This unique and quirky property needs to be viewed internally to be fully appreciated and can be arranged by contacting us as sole agents.





ENTRANCE HALL Door to side aspect, doors to:

BATHROOM Window to side aspect, heated towel rail, panelled bath with shower over, WC & hand wash basin with vanity surround and cupboards under, built in storage units, fully tiled.

KITCHEN 12' 11" x 9' 11" (3.94m x 3.02m) Window to side aspect, radiator, range of fitted cupboards, units and work surfaces with inset 1 1/2 bowl sink unit and hose style mixer tap, built in oven and hob, plumbing for dishwasher, door to double garage.

DINING ROOM 10' x 9' 11" (3.05m x 3.02m) Window to side aspect, radiator, stairs to first floor, door to:

LOUNGE 10' 10" x 10' 07" (3.3m x 3.23m) Window to side aspect, sliding doors to rear garden radiator.

FIRST FLOOR Landing - Radiator, access to loft, doors to:

BEDROOM 1 20' x 11' 04 max" (6.1m x 3.45m) Full width windows to both side and rear aspects, radiator.

BEDROOM 2 12' 08" x 11' 05" (3.86m x 3.48m) Window to side aspect, radiator, walk in wardrobe, door to:

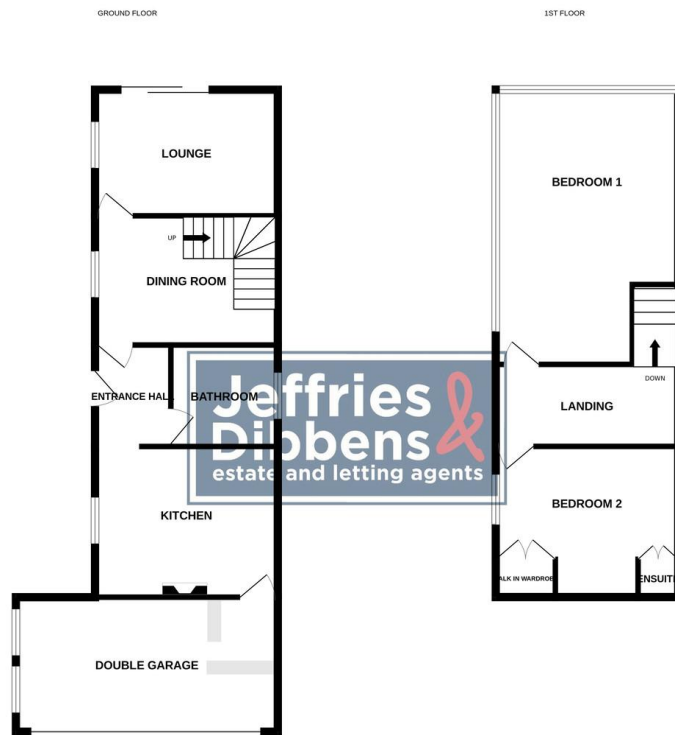
ENSUITE Window to front aspect, WC, hand wash basin with cupboard under.

OUTSIDE Front – EV charger point, double width driveway leading to:

DOUBLE GARAGE 20' 07" x 17' 01" (6.27m x 5.21m) Electric up and over door, 2 windows two side aspect, wall mounted boiler, work surface with plumbing for washing machine and space for tumble dryer under, light and power, currently part sectioned off to provide small storage/utility area.

REAR GARDEN Large south facing rear garden with patio area and borders, outside light and power point, gated side access, side garden.

AGENTS NOTE: We are advised by the sellers that the property is serviced for waste by a cesspit. Further information available upon request.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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 accuracy, systems and specifications shown here are not to be relied upon as to their quality or efficiency can be given. Made with Metrage ©2026

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

Band

VIEWINGS

By prior appointment only



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.

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