





Offers in excess of £600,000

# 41 Bulls Copse Lane

Horndean, PO8 9RA

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- LARGE BASEMENT/GARAGE & WORKSHOP
- TWO RECEPTIONS ROOMS
- WRAP ROUND GARDEN
- TWO BATHROOMS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- KITCHEN/DINING/FAMILY ROOM

This individual, detached family home sits in a popular location. Located close to local schools and offering easy access to the A3M, this home has a kitchen/dining/family room, lounge, four/five bedrooms, large master suite, utility room, large driveway, basement garage and extensive work shop which has further potential.



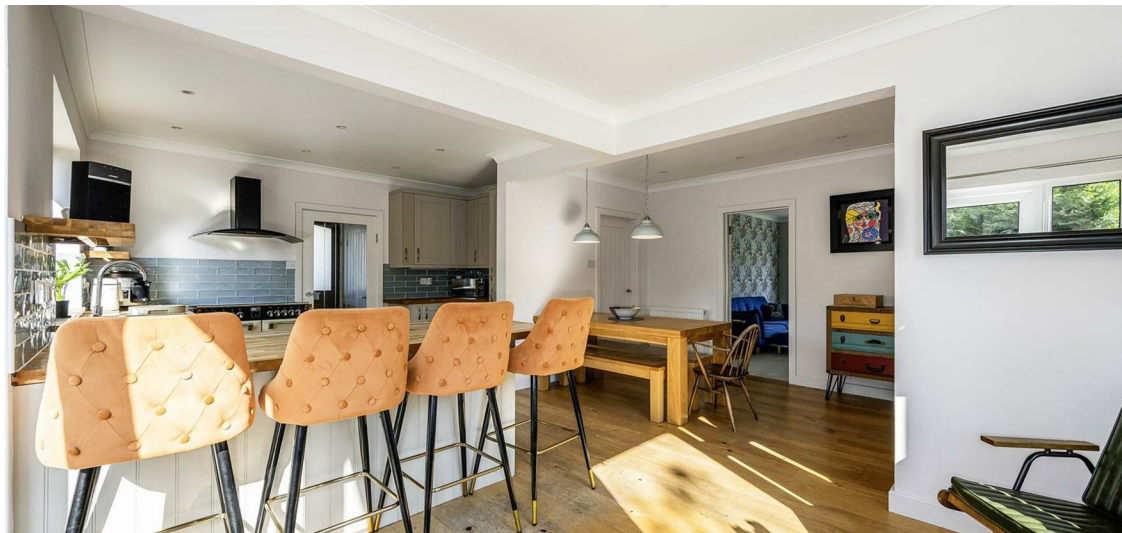
On the ground floor there is a large open plan kitchen/dining/family room with dual aspect windows and French doors opening to the gardens, the kitchen has been recently re-fitted, has integrated appliances, a breakfast bar and wooden work surfaces. Doors access a pantry, utility area and ground floor cloakroom also. There are two further reception rooms the main reception is a dual aspect living room with a feature fireplace housing a wood burning stove. The second reception room would make a great playroom/fifth bedroom and again enjoys dual aspect windows.

To the first floor there are four double bedrooms, the master bedroom is a fantastic size, with fitted wardrobes and an en-suite shower room. The three remaining bedrooms are all good-sized rooms and the bathroom has a modern white three-piece suite.

The gardens sprawl the front side and rear of this home, the majority is laid lawn with shrub and flower borders, there is a decked area which is a great entertaining space including an open fronted timber outbuilding.

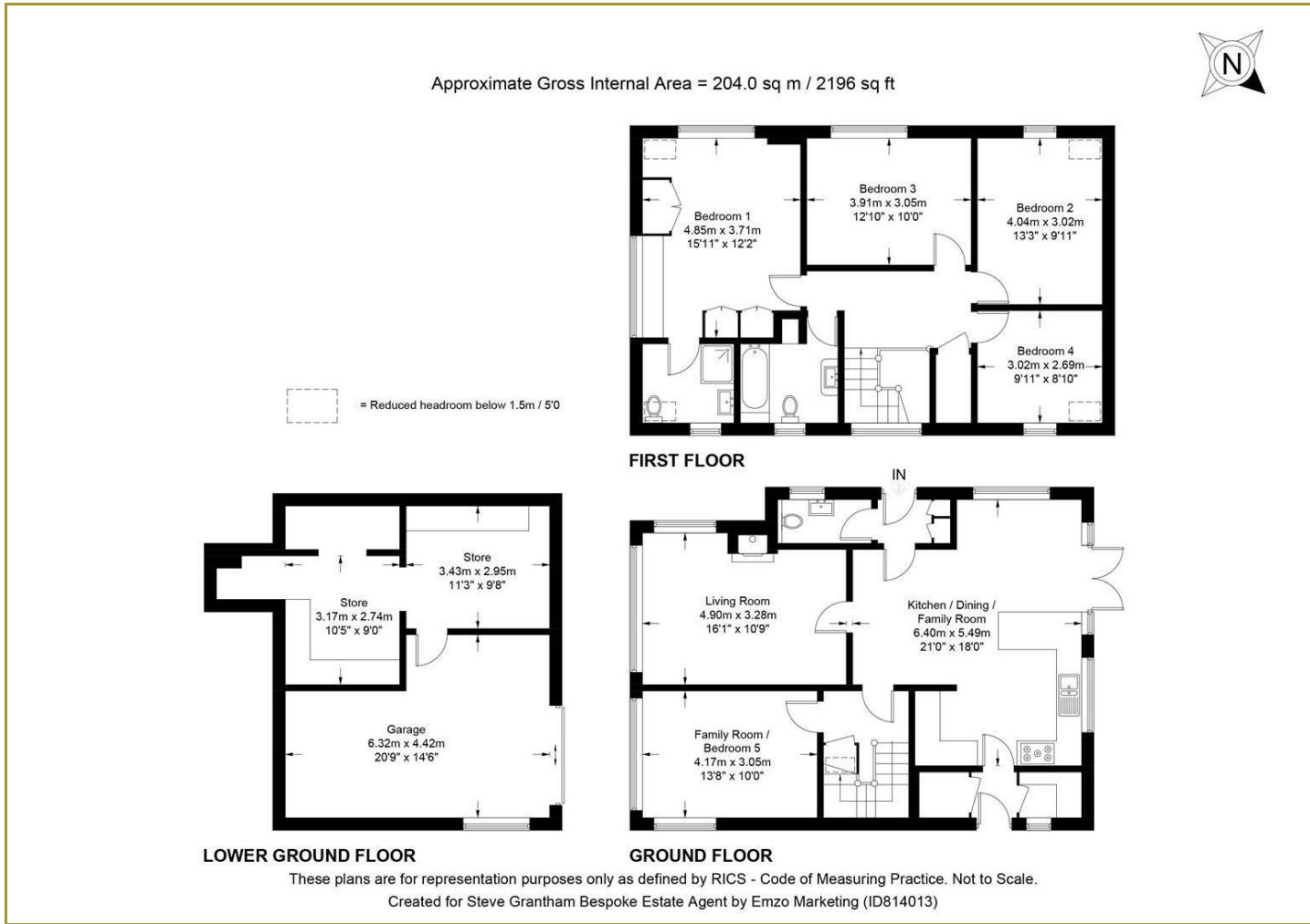
The driveway leads past the side of this home and offers ample off-road parking, and access to the lower ground floor, currently this is a garage with a two additional rooms/workshops. There is potential for the new owners to put their stamp on this space and possibly convert to living space or an annexe.



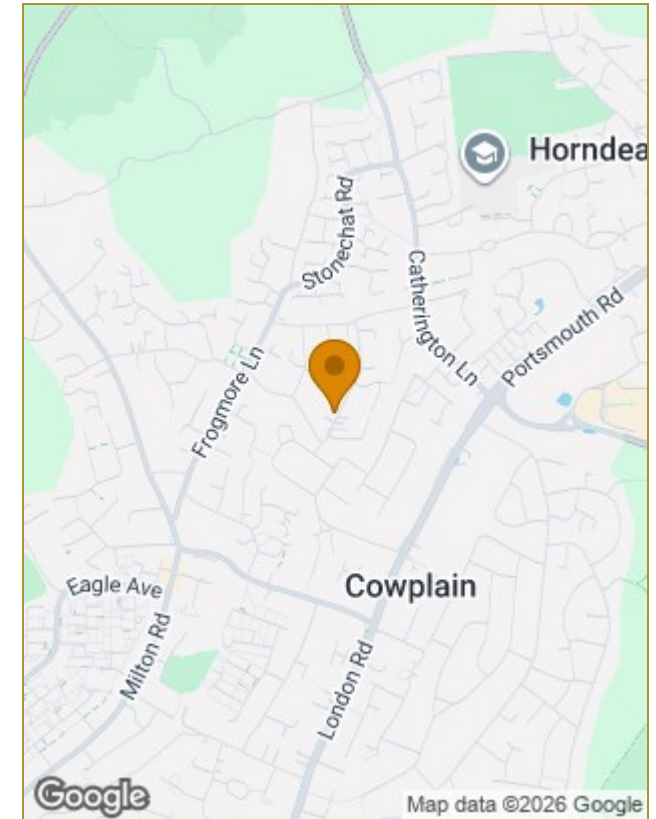




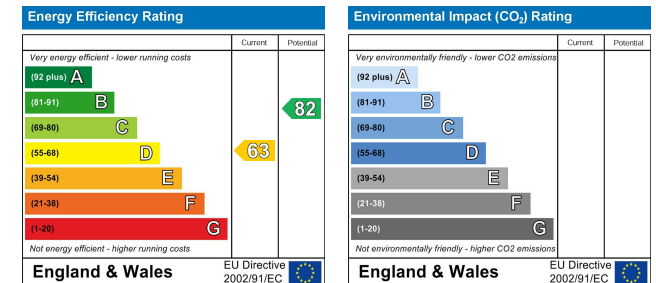
# Floor Plans



# Location Map



# Energy Performance Graph



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