





Offers in excess of £875,000

# 25 Southdown Road

Horndean, PO8 0ET

- SIX BEDROOMS
- QUARTER OF AN ACRE PLOT
- EXTENDED & EXTENSIVELY MODERNISED
- WEST FACING REAR GARDEN
- STUDY
- TWO EN-SUITES
- BACKS ONTO CATHERINGTON LITH NATURE RESERVE
- GARAGE & LARGE DRIVEWAY
- UTILITY ROOM
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM

This beautifully presented, extended and extensively modernised home sits on a quarter of an acre plot, adjacent to Catherington Lith Nature Reserve. With six bedrooms, three bathrooms, open plan kitchen/dining/family room, study, utility room and large living room this family home really must be seen to be appreciated.



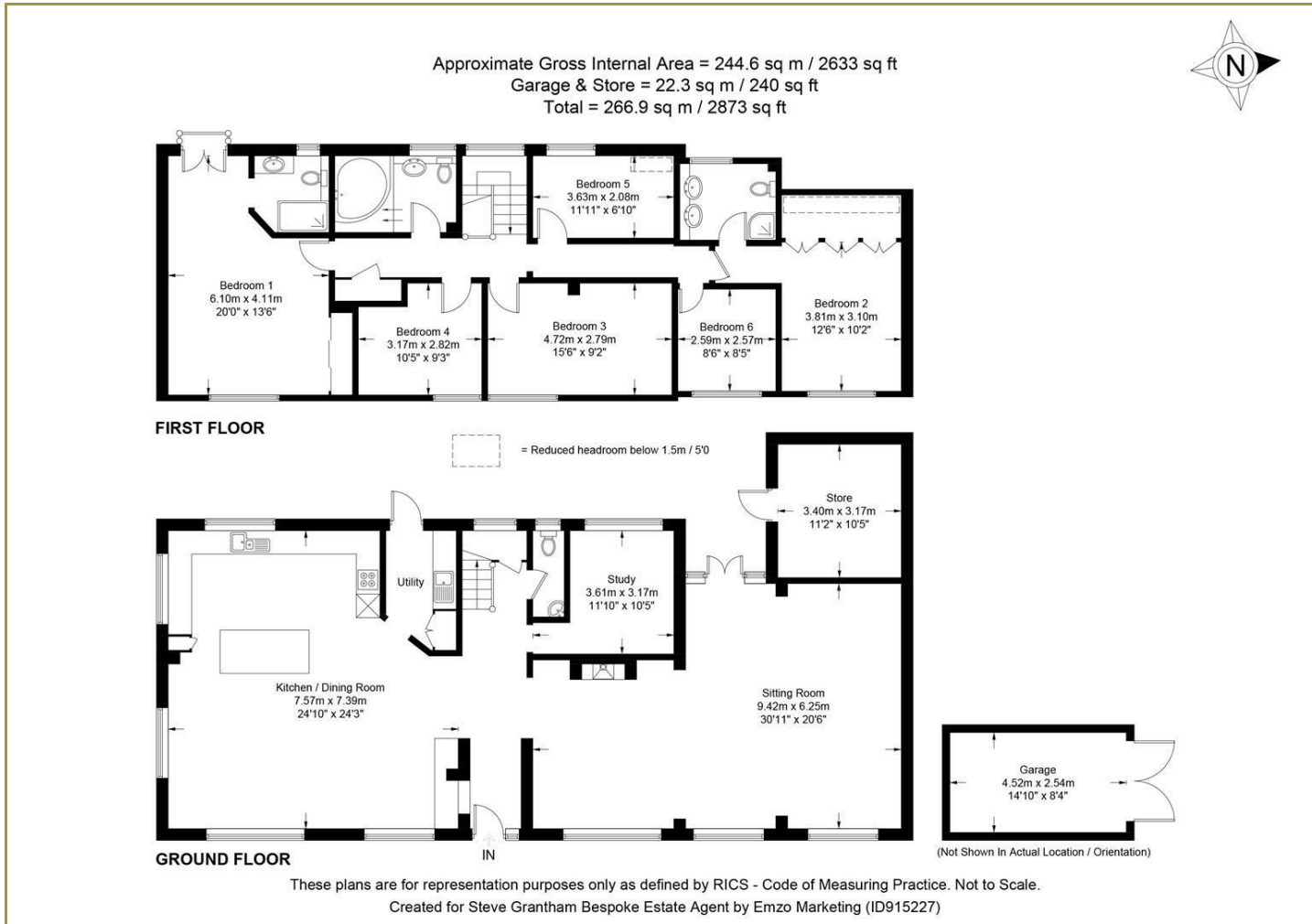
Located in a popular no through road and set well back, sits this beautifully presented detached residence which has been extended and modernised in recent years. This home sits on a plot of just over a quarter of an acre and offers privacy and easy access to both the surrounding countryside and transport links to the A3. To the front, the driveway meanders through the mature gardens in this leafy and tucked away spot, there is a garage and ample off-road parking. As you enter this home you are immediately struck by the bright and airy feel, coupled with spacious rooms and high-quality finish. The kitchen/dining/family room is 24ft x 24ft with treble aspect windows and ample space for a large dining table and sofa, making this the complete "hub" of this home. There is an island with a breakfast bar and a range of fitted appliances. The sitting room is equally as impressive in size and space with a feature fireplace housing a wood burning stove and dual aspect windows, with French doors providing access to the gardens. The ground floor is completed with a cloakroom, utility room and study. To the first floor there are six bedrooms of which five are double sized rooms, two have en-suite shower rooms and there is a family bathroom. The 20ft master bedroom boasts dual aspects, a Juliet style balcony overlooking the gardens, a range of fitted wardrobes and an en-suite shower room. The rear garden has been landscaped on two tiers which are laid to lawn and surrounded by mature shrub and flower borders, backing on to Catherington Lith Nature Reserve there is plenty of wildlife to be enjoyed. We strongly recommend an internal viewing to fully appreciate the size and finish of this home.



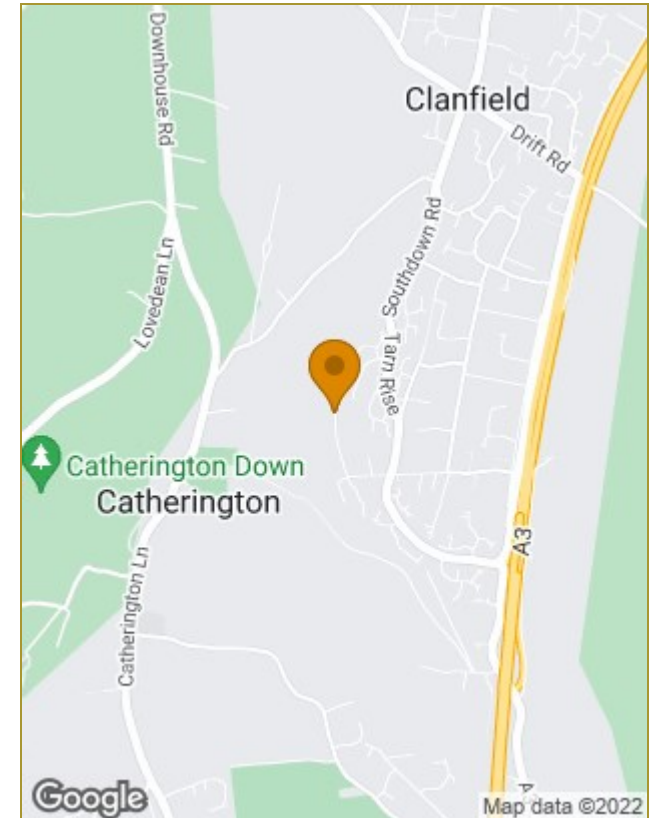




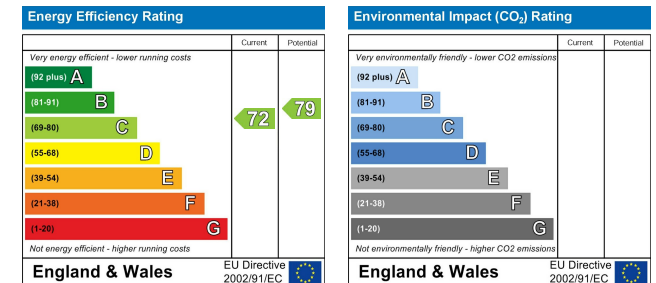
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

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.