





Guide price £1,125,000

127 White Dirt Lane

Catherington, PO8 0TL

- OVER 3300 SQ FT
- SEMI RURAL LOCATION
- 27FT KITCHEN/DINING ROOM
- DRIVEWAY, GARAGE & CARPORT
- BEAUTIFULLY PRESENTED THROUGHOUT
- FIVE BEDROOMS
- APPROX 0.5 ACRE PLOT
- RURAL VIEWS
- FIVE BATHROOMS
- OUTDOOR KITCHEN/BAR AREA

This Individual detached family home is located in the semi rural location of Catherington. Sitting on an elevated plot of approximately half an acre and taking in far reaching views. Offering over 3300 sq ft of accommodation. With easy access to the A3 and the market town of Petersfield with its mainline station being only 7 1/2 miles away.



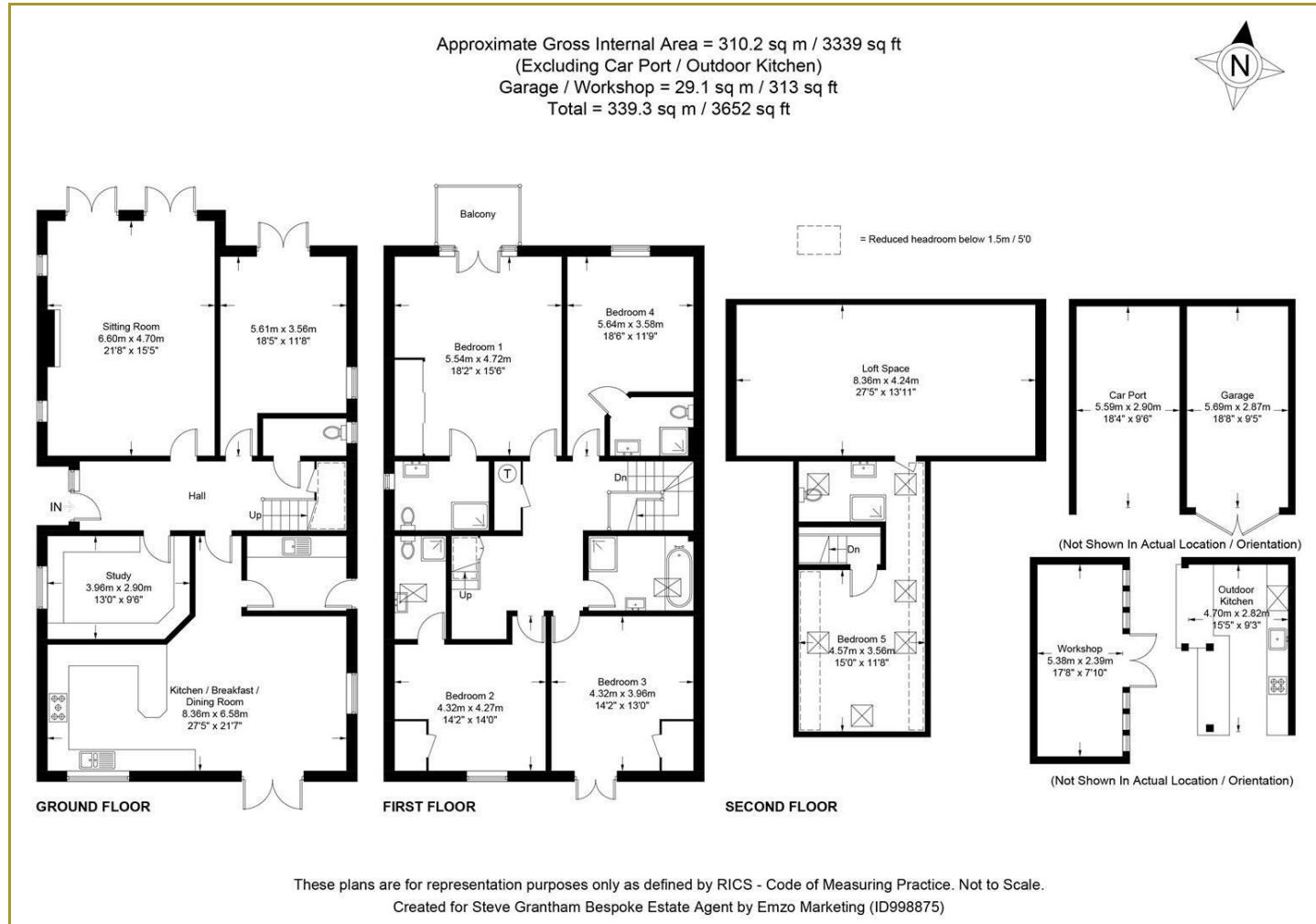
This rather unique and impressive, individually designed family home offers just over of 3300 sq ft of living space backs on to the surrounding countryside as well as offering stunning views and mature, private gardens of approximately half an acre. To the front this understated home is accessed via a block paved driveway which provides ample off road parking and offers access to the garage and carport. Internally this beautifully finished and modern home sprawls across three floors, offering spacious accommodation to suit many families needs. As you enter the ground floor you are welcomed into a bright and airy hallway, this offers access to all principal rooms as well as having stairs which lead to the first floor. The living room faces the rear of this home and enjoys a southerly aspect and views beyond the gardens, there is a wood burner, dual aspect windows which allows plenty of light to flow into this space and two pairs of French doors provide access to the gardens. A further reception room, which is currently used as a gym but could be used as a formal dining room, separate living room or children's playroom also has French doors accessing the garden. To the front of this home sits a large open plan kitchen/dining/family room, fitted with a modern white high gloss range of wall and base units and wooden work surfaces. French doors access a front courtyard. The ground floor is completed with a study, utility room and cloakroom. On the first floor you are greeted by a large landing with stairs leading to the top floor, doors to all bedrooms and an airing cupboard. The master bedroom sits to the rear, French doors open onto a balcony which faces south and takes in tremendous views of the surrounding area. There are ample fitted wardrobes and a well finished en-suite shower room. There are three further double sized bedrooms on the first floor, two of which have en-suite shower rooms. The family bathroom is fitted with a modern, white four piece suite. To the top floor is a further double bedroom, this makes a great teenage suite with its own en-suite shower room. There is also access to the remaining loft space which provides ample storage. To the rear is an impressive garden which backs onto countryside. There is a large patio which extends onto a decked area, this makes quite the entertaining area and features ample space for alfresco dining, there is a detached bar/outdoor kitchen which will make you the envy of all your friends. Beyond this the garden is mostly laid to lawn with a section devoted to wildflowers, a large timber built workshop and ample space for a vegetable garden and chicken coop. This well presented family home really must be seen to be appreciated. The owners of this property have had architect plans drawn for a kitchen extension and an annexe to attach to the existing outdoor kitchen, so there is some potential to extend further subject to the relevant planning consent. To the rear is a parcel of land, of approx 3.5 acres which although is not owned by the sellers is available to purchase separately, please ask the agent for further details.







Floor Plans



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.

Location Map



Energy Performance Graph

