

THE
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Horndean
Hampshire

Farmers Way, Horndean, Hampshire

A stylish, extended semi-detached 3/4 bedroom property situated in a sought-after location close to schools.



Mileages (approximate)

Rowlands Castle – 3.5 miles
Petersfield – 8.5 miles
Havant – 5.5 miles
Portsmouth – 10 miles

Summary of Accommodation

Ground Floor

Entrance Hall
Sitting Room
Kitchen/Dining Room
Dining Room (Bedroom 4)
Garden Room
Cloakroom

First Floor

Master Bedroom with En Suite Shower Room
Two Further Bedrooms
Family Bathroom with luxury walk in shower cubicle

Outside

Landscaped Garden
Private Parking



Description

This lovely home is beautifully presented throughout and has been sympathetically

extended and updated by the owner since its construction in 2013.

The accommodation is light and spacious throughout and includes a well fitted kitchen/dining room and sitting room with coal effect gas fire. This room opens to a bright and airy garden room with glazed double doors outside.

Completing the ground floor accommodation is the formal dining room, currently used as a fourth bedroom, and a cloakroom.

Upstairs on the first floor is the master bedroom with en suite shower room, two further bedrooms and a family bathroom with high specification walk in shower cubicle.

Outside

To the rear of the property is a private driveway and attractively landscaped garden with lawn and sun terrace. To the front of the house is an additional private off-street parking bay.

Situation

The village of Horndean lies approximately 8.5 miles from Petersfield with local amenities close by, to include an infant school, junior school and technical college, churches, a supermarket, library, and general store.

For commuters there are excellent links to the A3 and at Petersfield, Havant and Rowlands Castle, rail services and links to London. For leisure pursuits there is glorious countryside

locally with footpaths and bridleways in abundance.

Services: Mains electricity, water, drainage and gas fired central heating.

Local Authority: East Hants Council

Tenure and Possession: The property is offered for sale Freehold.

Viewing: Strictly by appointment with The Country House Company.

Tel; 02392 633026

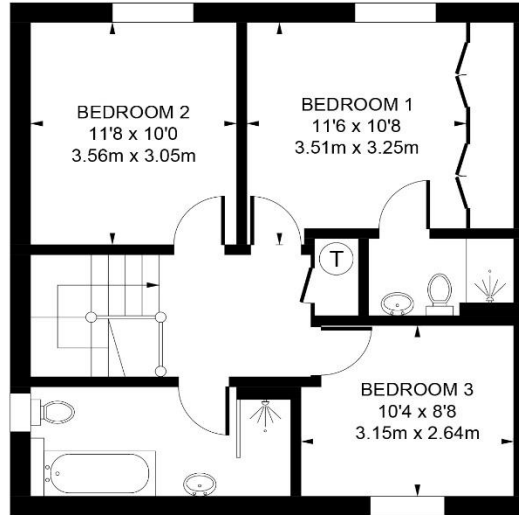
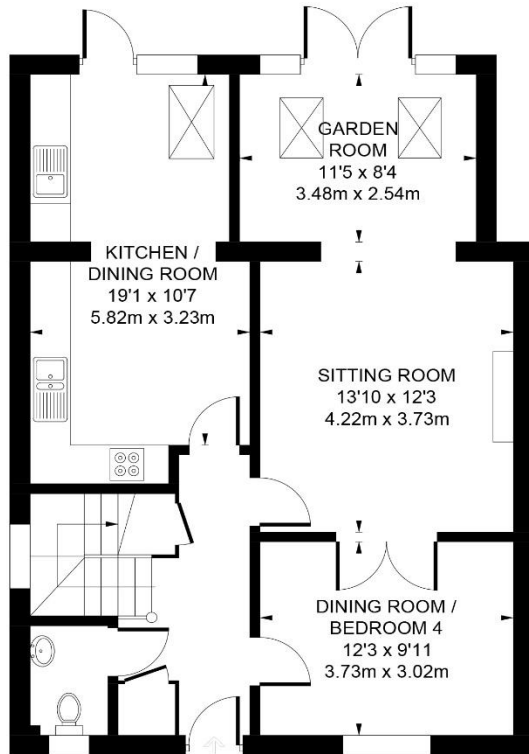
Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Disclaimer: (including fixtures and fittings)

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GROUND FLOOR
APPROX. FLOOR
AREA 777 SQ.FT
(72.2 SQ.M)

FIRST FLOOR
APPROX. FLOOR
AREA 565 SQ.FT
(52.5 SQ.M)

TOTAL APPROX. FLOOR AREA 1342 SQ.FT (124.7 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
(ID 804349)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



The Country House Company

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