



THE
COUNTRY
HOUSE
COMPANY

Sales | Lettings | Management

28 Highcroft Lane, Horndean, PO8 9NX

A spacious detached, 3 bedroom property with large private garden, garage, parking and planning permission for a two storey extension.



Mileages (approximate)

Rowlands Castle – 2 miles
Petersfield – 8 miles
Havant – 7 miles
Portsmouth – 10 miles

Summary of Accommodation

Ground Floor
Entrance Hall
Sitting Room
Dining Room
Kitchen/Breakfast Room
Study
Cloakroom
First Floor
Master Bedroom with ensuite Shower Room
Two further Bedrooms
Shower Room
Outside
Large Garden
Parking and Garage

Description

This attractive property offers a comfortable arrangement of well-presented accommodation and the benefit of planning permission for a substantial two storey extension to create an



additional bedroom and substantial live in style kitchen/breakfast/sitting room (East Hampshire Council Ref: 51100).

Currently the property presents a light and airy sitting room with fireplace, a formal dining room with glazed doors to the garden, an extensively fitted kitchen/breakfast room, with stable door to outside, a study and cloakroom on the ground floor.

Upstairs on the first floor is a master bedroom with ensuite shower room and two further good sized bedrooms plus a shower room.



Outside

To the front of the house is ample parking and turning space for several cars. To the rear is the garage and large private garden with attractive sun terrace adjacent to the house and large areas of lawn with brick pathway and mature shrub and flower beds and borders.

Situation

The village of Horndean lies approximately 8 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, gas and drainage.

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

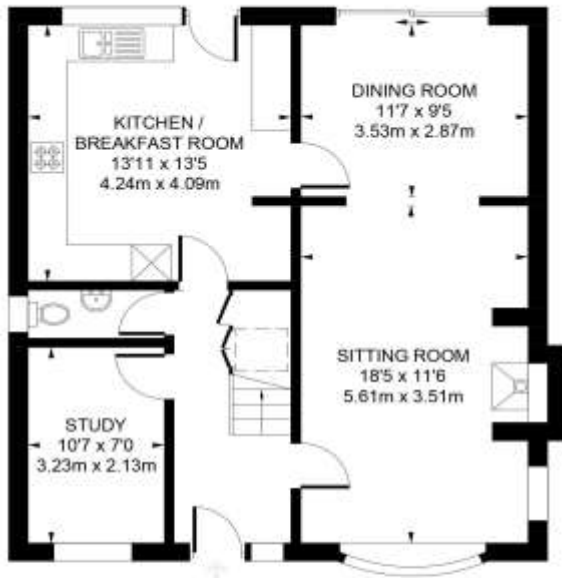
Directions:

On entering Highcroft Lane the property is after a short distance on the left on the corner with Bentley Close.

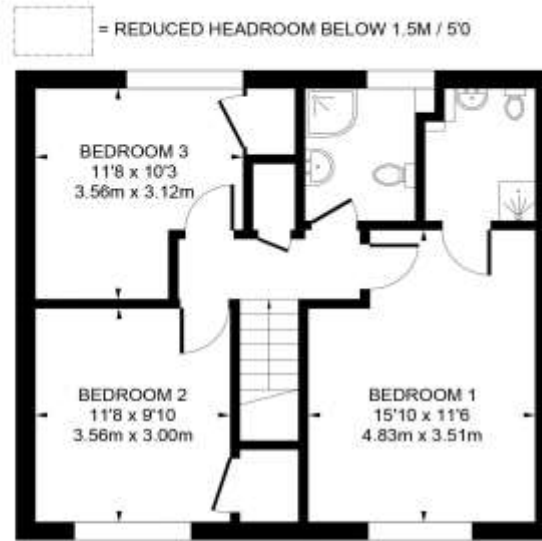


Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2020. Interior photos 2020



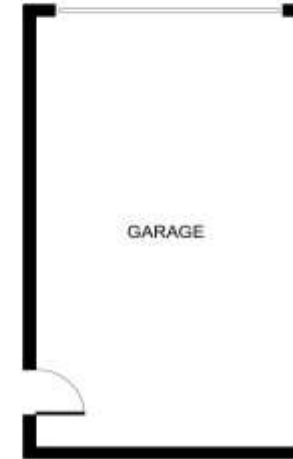
GROUND FLOOR
APPROX. FLOOR
AREA 722 SQ.FT
(67.1 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 596 SQ.FT
(55.4 SQ.M)

TOTAL APPROX. FLOOR AREA 1318 SQ.FT (122.5 SQ.M)
(EXCLUDING GARAGE)

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.
floorplansUsketch 2020 (ID 647751)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk

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