





207 Catherington Lane

Catherington, PO8 0TB

- DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- PRIVATE WEST FACING REAR GARDEN
- 17FT KITCHEN/BREAKFAST ROOM
- 21FT DINING ROOM
- OVER 2700 SQ FT OF ACCOMMODATION
- THREE BATHROOMS
- LARGE DRIVEWAY & GARAGE
- STUDY & UTILITY ROOM
- 18FT LIVING ROOM

Situated on the sought-after Horndean/Catherington borders, this beautifully presented and imposing detached home offers over 2,700 sq ft of meticulously modernised and extended accommodation. Occupying a private and established plot, the property boasts picturesque countryside views to the front and a wealth of space both inside and out.

Offers in excess of £950,000



The approach is impressive, with a large driveway providing ample off-road parking and access to the integral garage. The entrance begins with a spacious porch that leads into a welcoming hallway, where a grand staircase immediately captures the eye and sets the tone for the rest of the home.

The ground floor offers a variety of well-appointed spaces, including a large dining room with side and front aspect windows and a bespoke bar area, perfect for hosting. The living room is generously proportioned, featuring an open fire as a central focal point and patio doors that open onto the beautifully landscaped garden. The kitchen/breakfast room is a standout feature, with sleek modern fittings, integrated appliances, and a large central island that provides informal dining. Bi-folding doors flood the space with natural light and offer seamless access to the rear garden. The ground floor is completed by a spacious utility room, a convenient cloakroom, and a versatile study.

Upstairs, the first-floor landing is both large and bright, leading to all the bedrooms. The master suite is a true retreat, with a vaulted ceiling, a walk-in wardrobe, and an en-suite shower room. This luxurious space also enjoys semi-rural views to the front. The second bedroom is another generously sized double with its own en-suite shower room, while the remaining two double bedrooms share a modern and stylish family bathroom. The first floor also features a practical laundry room, equipped with space and plumbing for appliances.

The rear garden is a private haven, offering a westerly aspect and surrounded by mature shrubs and trees. Mostly laid to lawn, it also includes a generous patio area ideal for alfresco dining. An oak-framed gazebo adds further charm, providing a delightful seating area with a fire pit for year-round enjoyment.

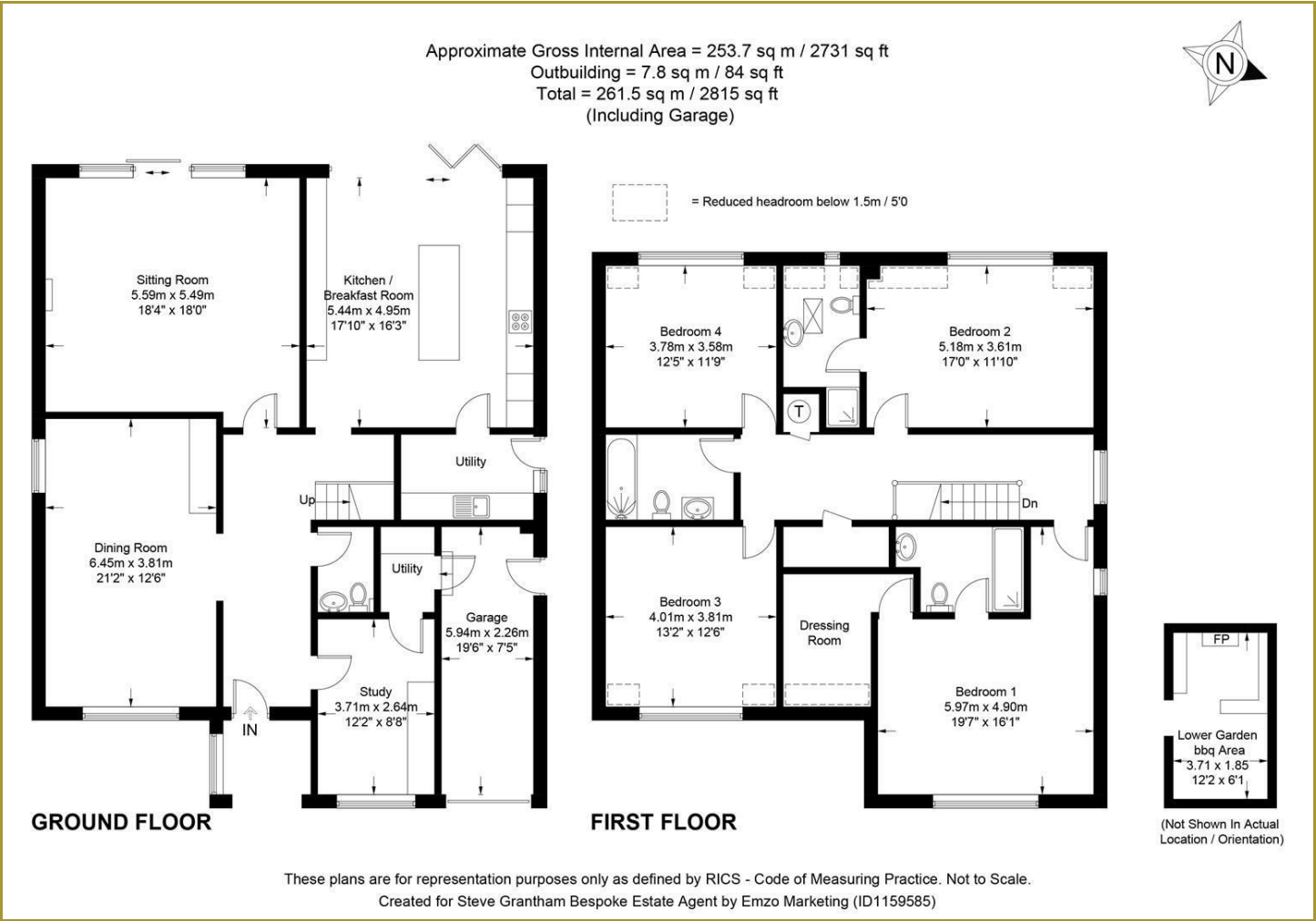
This exceptional home seamlessly combines space, style, and a peaceful setting, making it a truly rare find in this desirable location.







Floor Plans

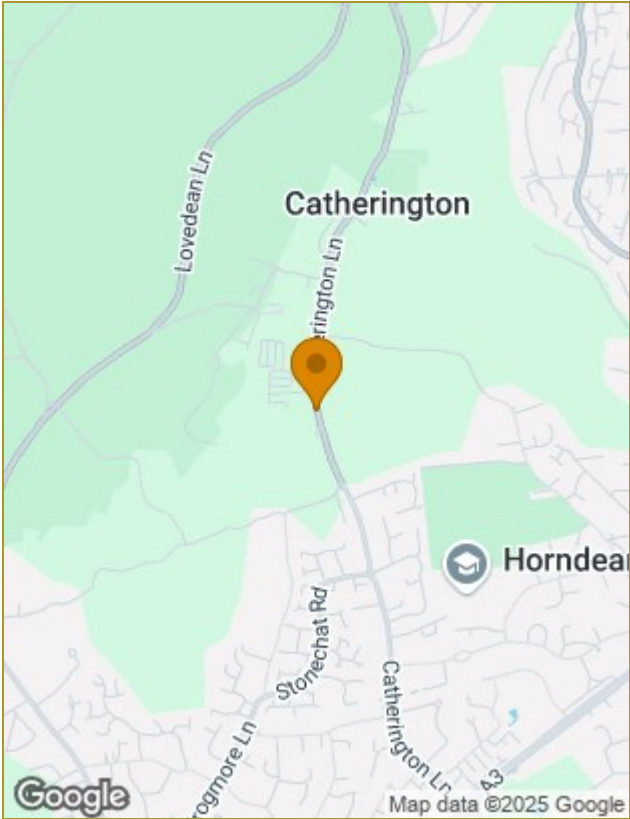


Viewing

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

