





Four Winds Roads Hill

Catherington, PO8 0TG

- FIVE DOUBLE BEDROOMS
- HEATED SWIMMING POOL
- EXTERNAL GYM/SAUNA
- DOUBLE GARAGE
- PARKING FOR CIRCA SIX CARS
- 0.55 ACRE PLOT
- ONE BEDROOM SELF CONTAINED ANNEXE
- THREE RECEPTION ROOMS
- ENSUITE TO MASTER
- SEMI-RURAL LOCATION

Nestled in the heart of rural Catherington, this beautifully presented home offers a perfect blend of charm, space, and modern living, all set within an impressive plot of approximately 0.55 acres against stunning countryside views. The generous and versatile accommodation is arranged over multiple floors, featuring an impressive open-plan kitchen/dining/family room, elegant sitting room, cosy snug, and a bright conservatory that captures the surrounding scenery. Upstairs, well-proportioned bedrooms provide comfortable family living, with additional space on the top floor offering flexibility for guests, a home office, or hobbies.

Externally, the property truly excels, boasting beautifully maintained grounds along with a heated swimming pool, perfect for both relaxation and entertaining. Further benefits include substantial outbuildings comprising a gym, sauna, and self-contained annex accommodation, ideal for multi-generational living or guest use. With countryside walks on your doorstep and uninterrupted views across neighbouring fields, this is a truly exceptional home in a highly desirable village location.



Upon entering, you are welcomed by a central entrance hall that sets the tone for the spacious accommodation throughout. The ground floor offers a superb flow of living space, including an elegant dual aspect sitting room with a warm and inviting atmosphere, seamlessly connecting to a bright conservatory that floods the space with natural light and provides delightful views over the gardens and surrounding countryside. To the rear, the heart of the home is the impressive open-plan kitchen/dining/family room, thoughtfully designed with ample workspace and room for family gatherings, and a generous study perfect for home working.

The first floor comprises a well-balanced arrangement of bedrooms, all generously proportioned. The principal bedroom enjoys a peaceful outlook and is complemented by a dressing room and ensuite, while additional bedrooms are served by a stylish family bathroom. A further staircase leads to the second floor, where a spacious additional bedroom offers flexibility for guest accommodation, a teenager's suite, or a private workspace, alongside access to a roof terrace that enjoys far-reaching rural views.

Externally, the property continues to impress. The beautifully maintained grounds extend to approximately 0.55 acres, offering a high degree of privacy and a wonderful setting for outdoor living. A standout feature is the heated swimming pool, ideal for summer enjoyment and entertaining. The gardens are mainly laid to lawn with mature planting and seating areas positioned to take full advantage of the surrounding landscape and tranquil setting.

In addition, the property benefits from substantial outbuildings which significantly enhance its versatility. These include a fully equipped gym, sauna, and a self-contained annex providing excellent accommodation for guests, extended family, or potential income opportunities. A garage and utility space further add to the practicality of the home.

Positioned in a sought-after rural location yet within easy reach of local amenities and transport links, this outstanding home offers the perfect combination of countryside living and modern comfort. With scenic walks quite literally on the doorstep and views stretching across adjacent fields, this is a rare opportunity to acquire a truly special property in an enviable setting.

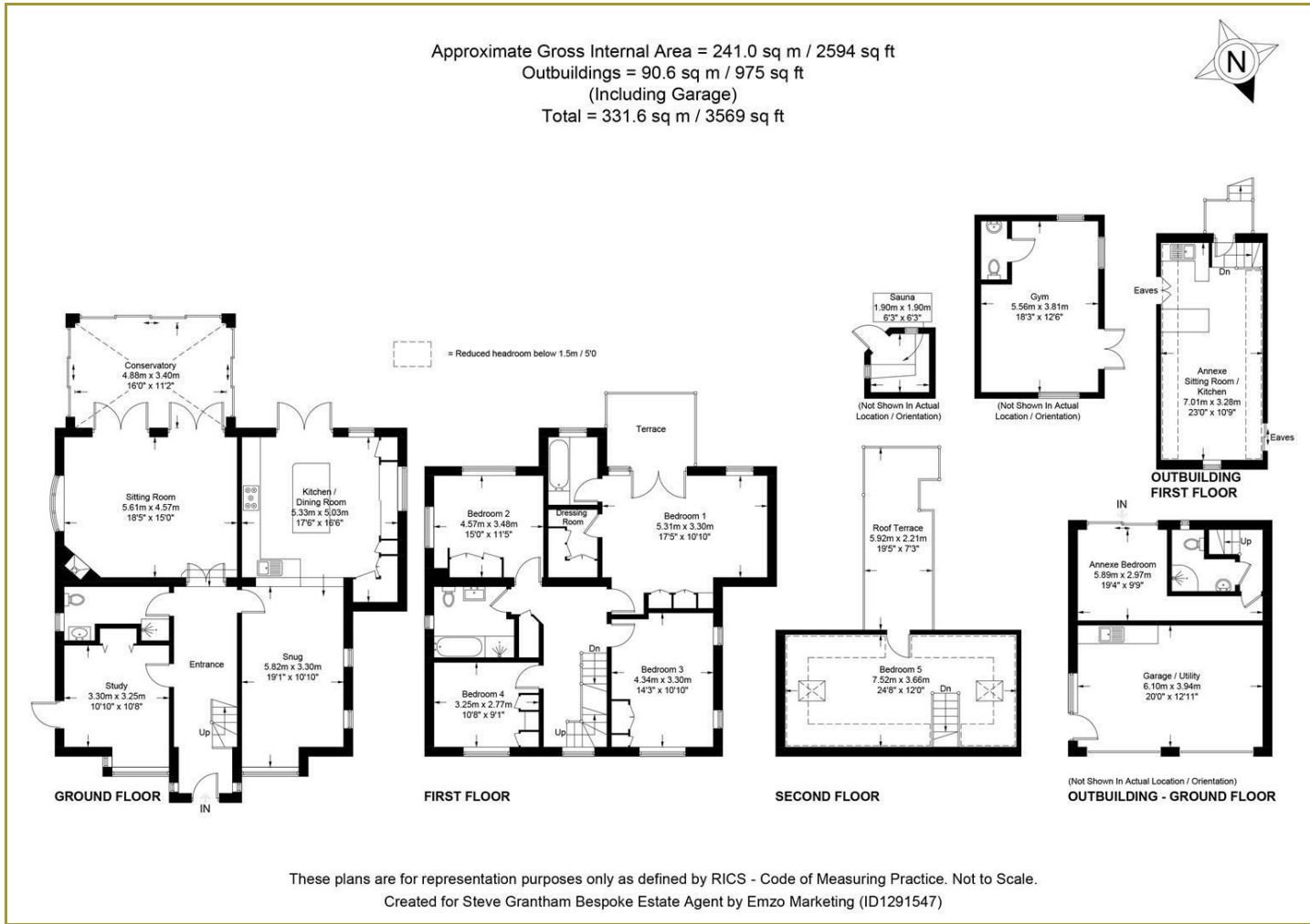
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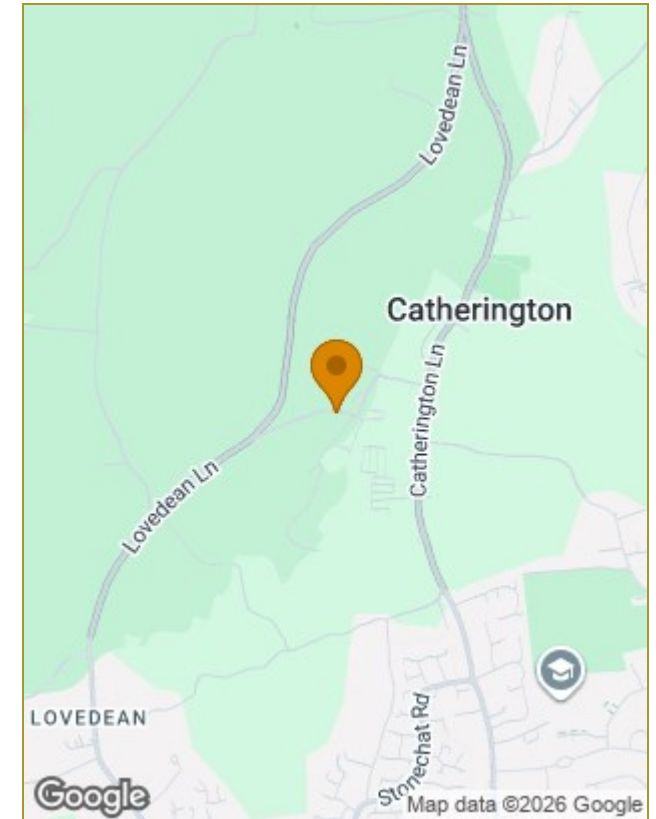




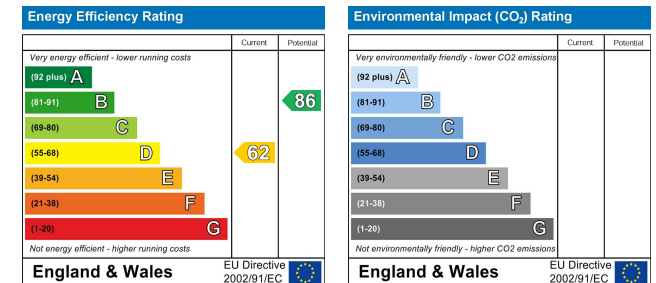
Floor Plans



Location Map



Energy Performance Graph



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