





Guide price £750,000

193 London Road

Cowplain, PO8 8ER

- STUNNING SEMI-DETACHED HOME EXTENDED & FULLY MODERNISED
- GATED DRIVEWAY WITH AMPLE PARKING
- IMPRESSIVE 500 SQ FT PRINCIPAL SUITE WITH VAULTED CEILING
- WEST-FACING LANDSCAPED GARDEN WITH OUTDOOR KITCHEN & BBQ AREA
- FIVE BEDROOMS
- OVER 3,000 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION
- DOUBLE GARAGE & SUBSTANTIAL DOUBLE CAR BARN
- DRESSING ROOM & STYLISH EN-SUITE SHOWER ROOM
- VERSATILE GARDEN ROOM / GYM / BAR SPACE
- THREE BATHROOMS

This exceptional semi-detached residence has been thoughtfully extended and comprehensively modernised in recent years, creating a beautifully presented family home offering in excess of 3,000 sq ft of versatile accommodation arranged over three floors.



Set behind secure gates, the property immediately impresses with a generous frontage providing ample off-road parking, in addition to a double garage and a substantial double car barn, ideal for car enthusiasts or those requiring additional storage.

Internally, the ground floor has been designed with both family living and entertaining in mind. A welcoming entrance leads through to a series of well-proportioned reception areas, including an elegant sitting room and a separate dining room, complemented by a further reception space that could be utilised as a study or snug. The heart of the home is undoubtedly the impressive kitchen/breakfast room, offering a sociable layout with ample space for dining and everyday living, perfectly suited to modern lifestyles.

The first and second floors provide five generously sized bedrooms, all thoughtfully arranged to maximise space and light. Of particular note is the outstanding principal suite, extending to approximately 500 sq ft and featuring a striking vaulted ceiling, a well-appointed dressing room and a stylish en-suite shower room, creating a luxurious and private retreat. The remaining bedrooms are served by well-finished bath and shower facilities, ideal for growing families or visiting guests.

Externally, the property continues to excel with a beautifully landscaped west-facing garden, designed to take full advantage of afternoon and evening sun. This superb outdoor space is perfectly set up for entertaining, featuring an outdoor kitchen and BBQ area, alongside a highly versatile garden room which could serve equally well as a gym, home office or bar area.

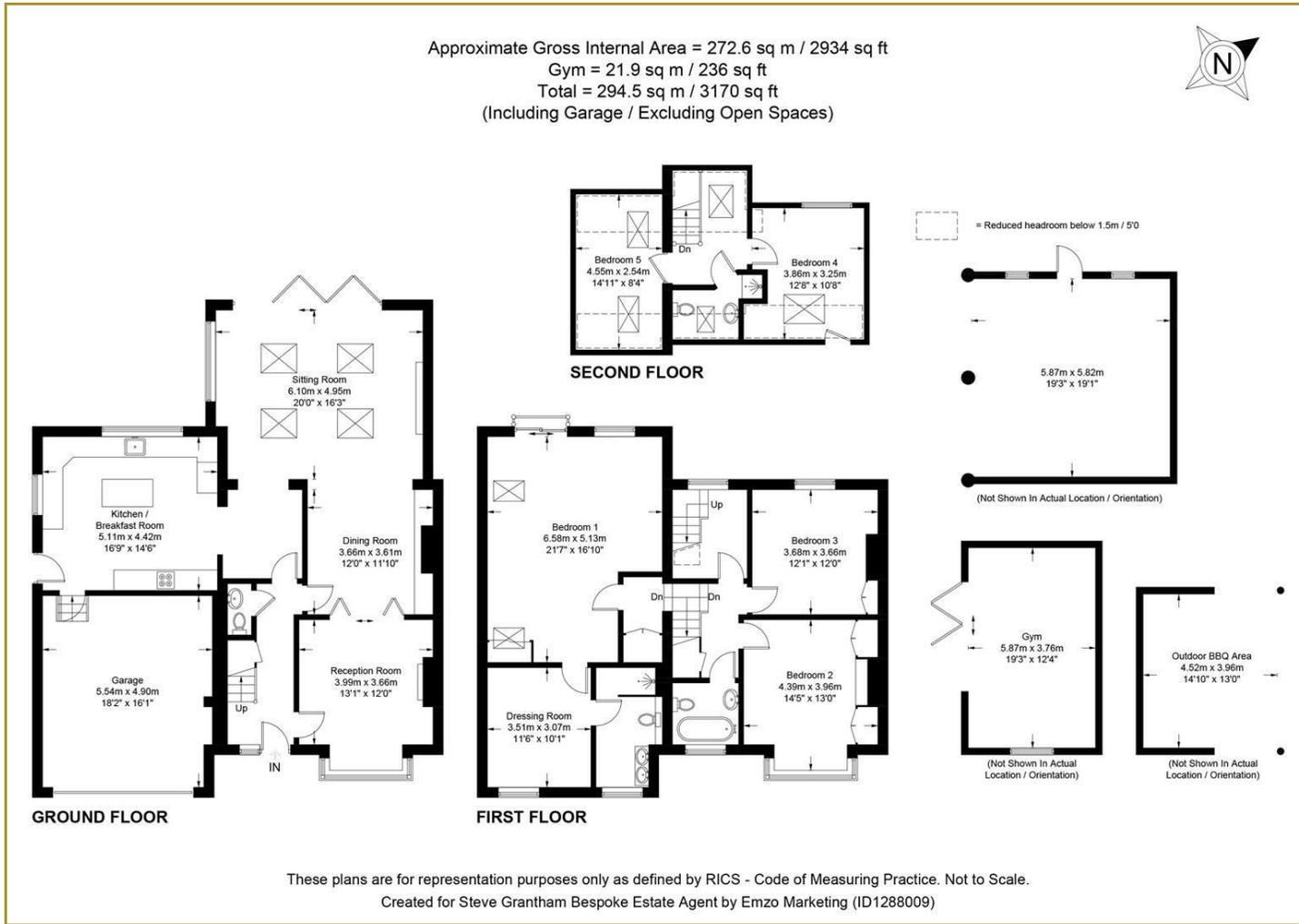
This is a rare opportunity to acquire a substantial, turnkey home that combines generous proportions, high-quality finishes and excellent outdoor amenities, all within a highly desirable location.



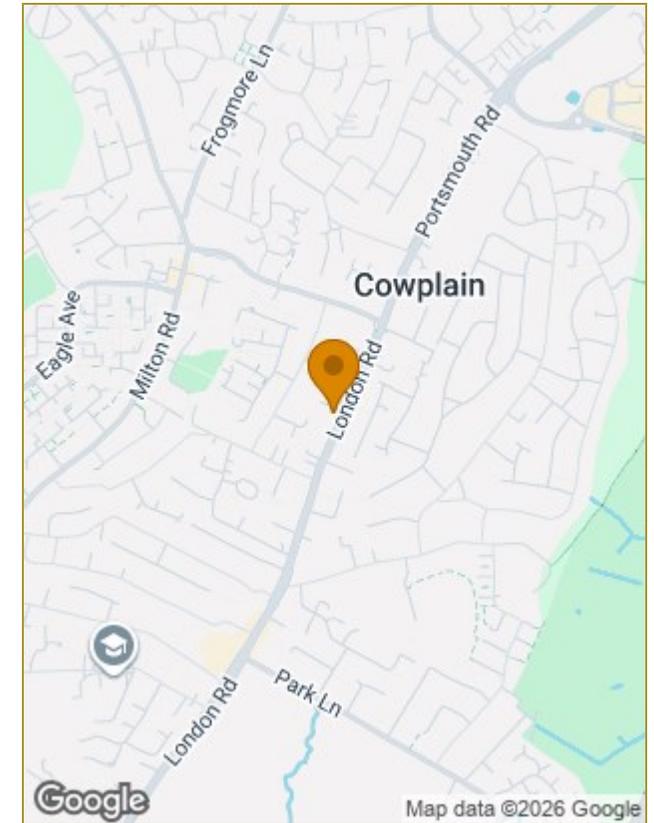




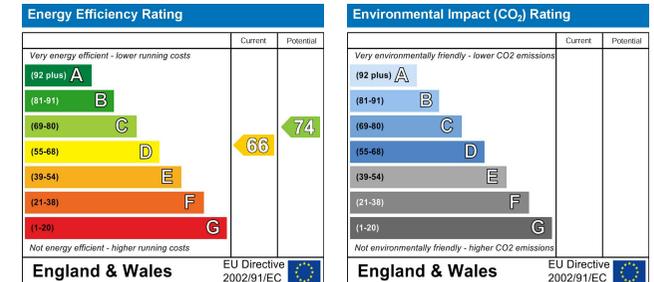
Floor Plans



Location Map



Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

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.