





65 Bulls Copse Lane

Horndean, PO8 9RA

- DETACHED FAMILY HOME
- THREE BATHROOMS
- 25FT LIVING ROOM
- OVER 2600 SQ FT OF ACCOMMODATION
- 15FT DINING ROOM
- FIVE DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- WEST FACING REAR GARDEN
- DRIVEWAY & DOUBLE GARAGE
- STUDY & UTILITY ROOM

Set within a sought after residential area of Horndean and conveniently positioned close to popular local schools, this substantial five bedroom detached family home offers over 2,600 sq ft of well proportioned accommodation including a double garage, making it an ideal property for growing families seeking space, comfort and a highly desirable location.



Upon entering the property you are welcomed by an impressive entrance hallway which immediately sets the tone for the generous proportions found throughout the home. From here, the ground floor flows effortlessly into the principal reception rooms. The large dual aspect sitting room is a particularly attractive space, filled with natural light and featuring patio doors opening directly onto the rear garden, creating a wonderful environment for both relaxing and entertaining. The adjoining dining room provides an excellent formal dining space and benefits from a bay window overlooking the garden.

The kitchen/breakfast room is positioned to the rear of the property and offers a bright and sociable setting for day to day living, with ample work surfaces, storage and space for informal dining. Patio doors open out to the garden allowing the outside space to be easily enjoyed during the warmer months. A separate utility room provides additional practicality and keeps household appliances neatly tucked away, while a dedicated study offers an ideal space for those working from home. A cloakroom completes the ground floor accommodation.

Upstairs, the first floor continues to impress with five double bedrooms arranged around a central landing. The principal bedroom is a particularly generous room featuring fitted storage and its own modern en-suite shower room. A second bedroom also benefits from an en-suite, while the remaining bedrooms are served by a well appointed family bathroom. The layout offers excellent flexibility for family living, guest accommodation or additional workspace if required.

Externally, the property enjoys a west facing rear garden which is mainly laid to lawn with a patio seating area, providing the perfect setting for outdoor dining and entertaining while making the most of the afternoon and evening sun. To the front of the property there is a spacious driveway providing ample off road parking and access to the double garage.

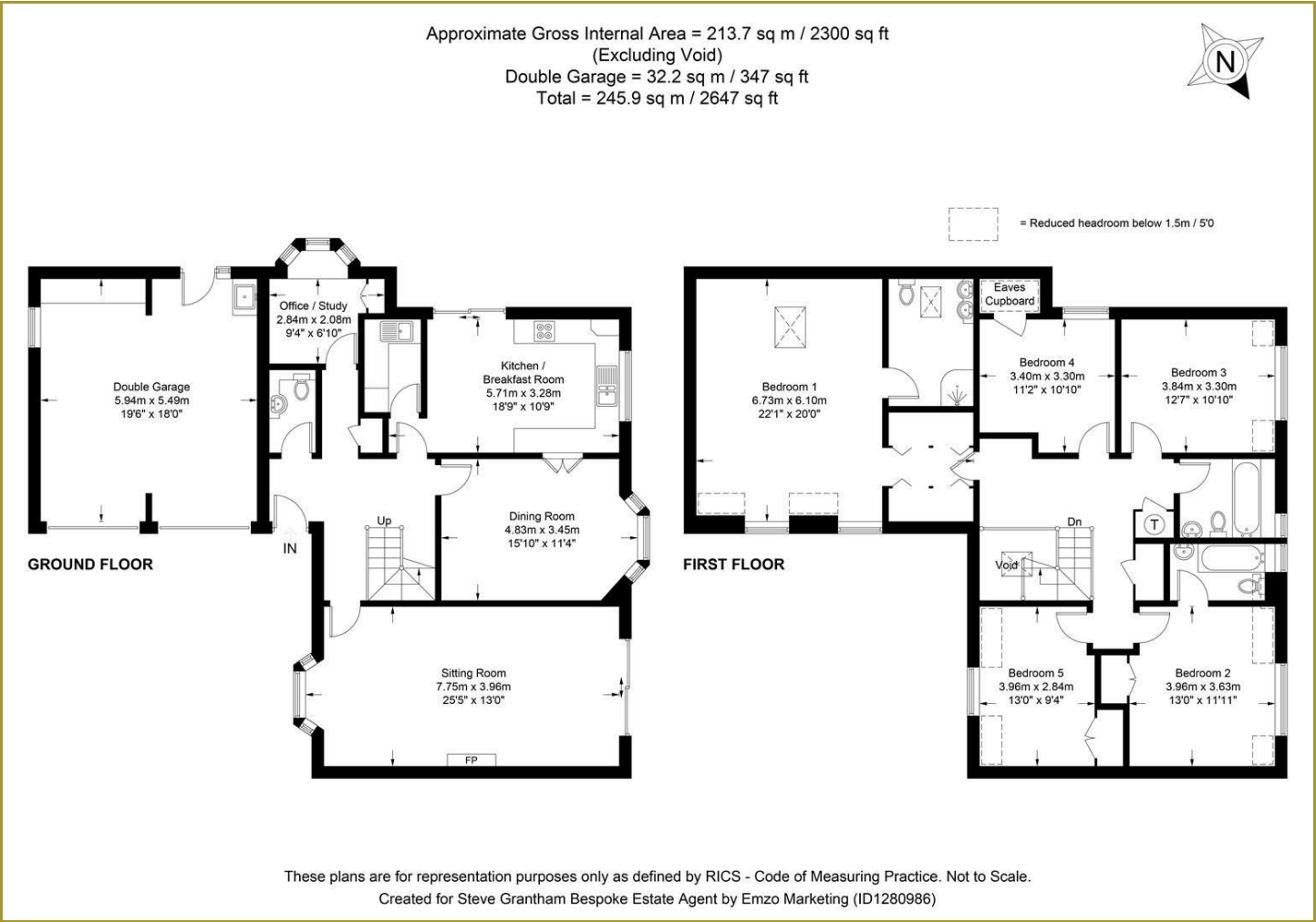
Offering generous living space, versatile accommodation and a highly convenient location close to schools and local amenities, this impressive detached home presents a fantastic opportunity for families looking to settle in one of Horndean's most desirable areas.



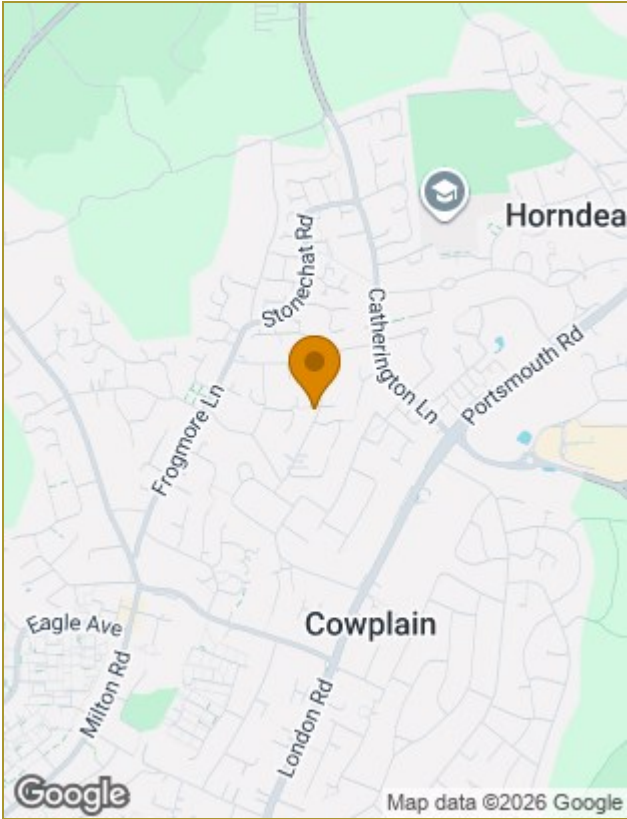




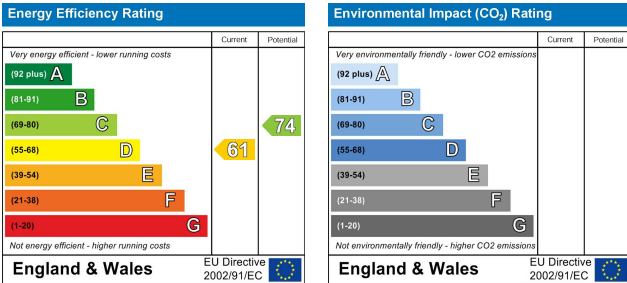
Floor Plans



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 Plus 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.