





Offers in excess of £550,000

23 Bulls Copse Lane

Horndean, PO8 9QX

- NON-ESTATE DETACHED FAMILY HOME
- SCOPE & POTENTIAL TO EXTEND (STPP)
- THREE/FOUR BEDROOMS
- OVER 1600 SQ FT OF ACCOMMODATION
- WELL PROPORTIONED PRIVATE PLOT
- POPULAR LOCATION
- LARGE DRIVEWAY & DOUBLE GARAGE
- TWO BATHROOMS
- CLOSE PROXIMITY TO POPULAR SCHOOLS
- NO FORWARD CHAIN

Set within one of Horndean's most sought-after locations, this attractive detached chalet-style home occupies a generous plot of approximately 0.17 of an acre and offers over 1,600 sq ft of versatile and well-proportioned accommodation—perfect for growing families or those seeking flexible living space.



To the front, the property boasts a substantial driveway providing ample off-road parking, alongside valuable side vehicle access leading to a detached double garage—ideal for storage, hobbies, or further potential.

The ground floor accommodation is both spacious and adaptable. A bright dual-aspect living room provides an excellent main reception space, while the dining room enjoys delightful views over the rear garden, with patio doors opening directly onto the outside—perfect for entertaining. Positioned adjacent to the kitchen/breakfast room, there is exciting scope for prospective buyers to reconfigure and create a stunning open-plan kitchen/dining/family area, subject to requirements.

Further ground floor benefits include a modern shower room and an additional reception room, currently used as a playroom but equally suited as a family room or fourth bedroom, offering excellent flexibility.

Upstairs, the property continues to impress with three bedrooms. The principal bedroom was originally configured as two rooms and offers potential for buyers to reinstate this layout if desired. It also benefits from a walk-in shower. Two further bedrooms are served by a family bathroom.

A true highlight of this home is the impressive rear garden—mature, private, and beautifully established, providing a peaceful outdoor retreat. The plot size also presents exciting potential for extension or further development (subject to the necessary planning permissions).

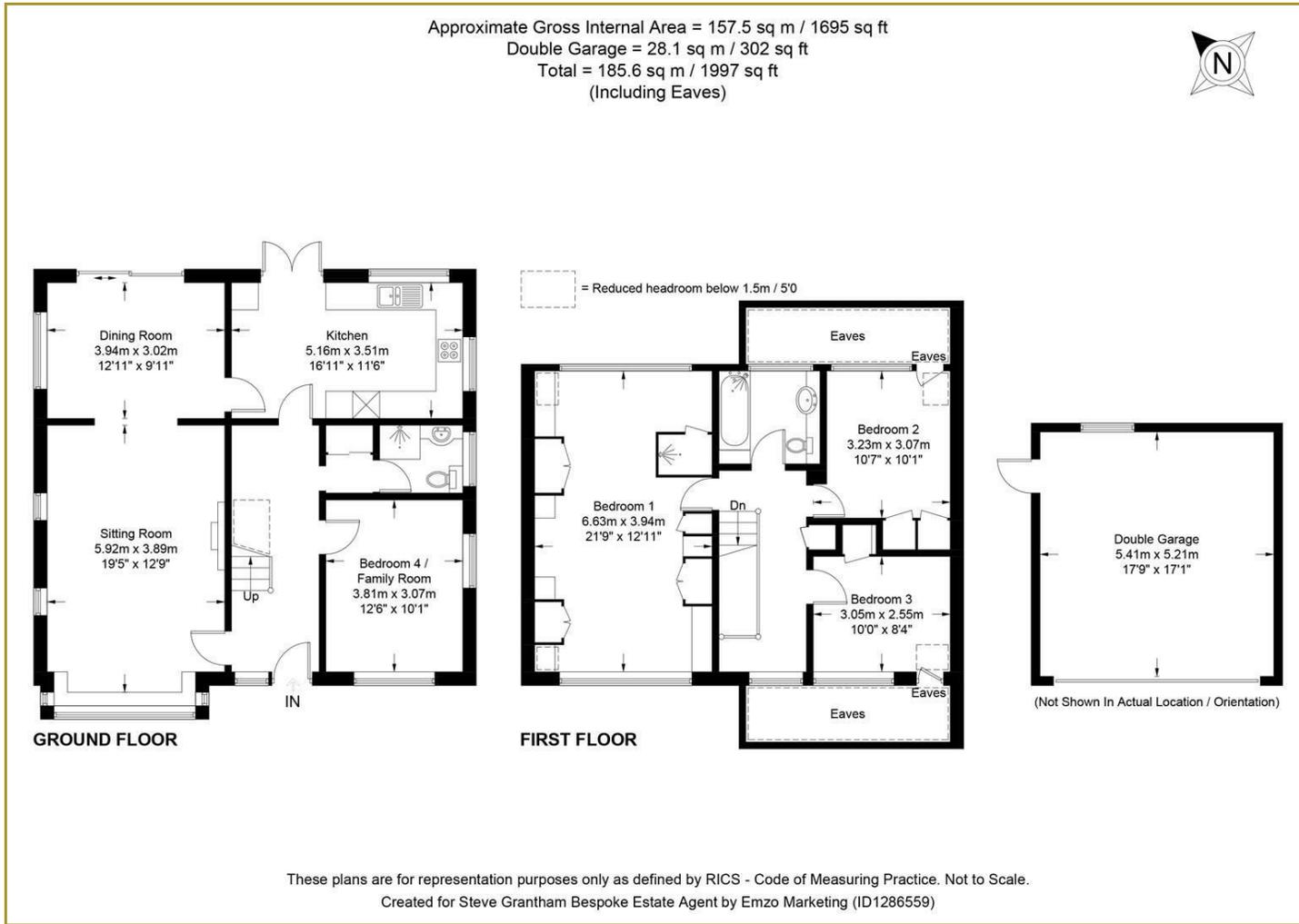
This is a rare opportunity to acquire a spacious and flexible home in a highly desirable Horndean setting, with significant potential to personalise and enhance.



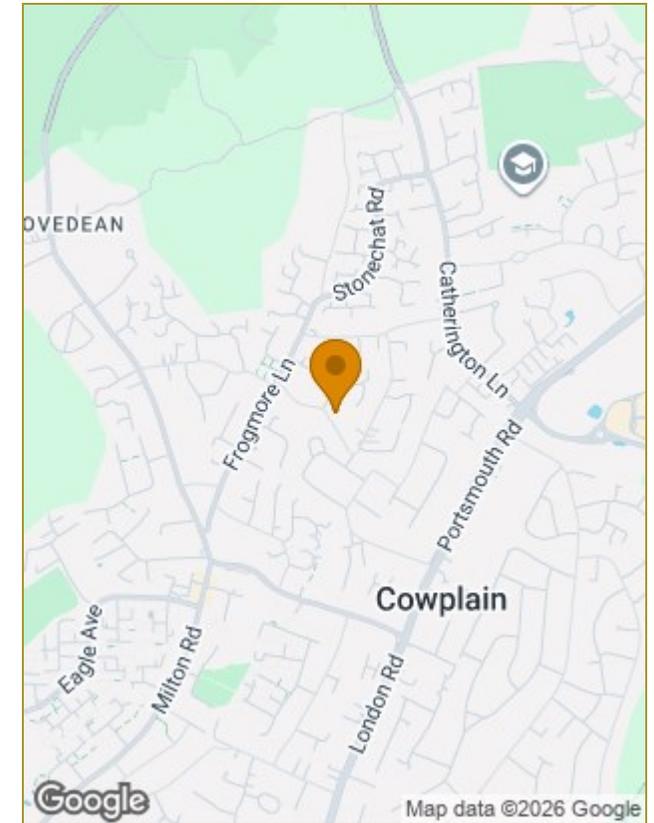




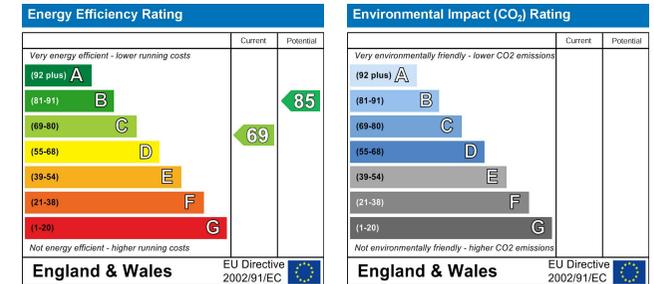
Floor Plans



Location Map



Energy Performance Graph



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