



STEVE GRANTHAM
BESPOKE ESTATE AGENT

9 Westbrooke Close, Horndean, PO8 9RE
Guide price £525,000



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9 Westbrooke Close

Horndean, PO8 9RE

- FOUR/FIVE BEDROOMS
- THREE RECEPTION ROOMS
- EXTENDED GARDEN
- EXTERNAL CINEMA ROOM/STUDIO
- DETACHED HOUSE
- ENSUITE TO MASTER
- EXTERNAL HOME OFFICE
- NO FORWARD CHAIN

Offered with no forward chain and located in a quiet cul-de-sac in the sought-after area of Horndean, this spacious 4/5-bedroom detached house is within walking distance of local schools and ideal for family living. The property offers flexible accommodation, including a bright lounge, dining room, kitchen, and a ground-floor bedroom/study. Set on a larger-than-average plot, thanks to a recently purchased additional garden area, the home also benefits from a garage, driveway, and several outbuildings—including a cabin and tree house—perfect for hobbies or home working.



This spacious four/five-bedroom detached home offers a unique combination of generous family accommodation, cutting-edge technology, and an impressive, larger-than-average garden. The property is ideally positioned within walking distance of local schools, making it perfect for families seeking both comfort and convenience.

The current owners significantly enhanced the property in 2011 by purchasing an additional piece of land, which has extended the rear garden and transformed the outdoor space into something truly special. The garden now offers not only an excellent entertaining area but also a series of custom outbuildings that elevate the lifestyle potential of this home.

Inside, the house is bright, well laid out, and versatile. On the ground floor, there is a welcoming entrance hall leading to a spacious lounge. This room is wired for full surround sound and features a ceiling-mounted projector with an electric drop-down screen—ideal for movie nights, football matches, or gaming with friends and family. The adjacent dining room opens onto the garden, offering a perfect setting for hosting guests. A well-appointed kitchen sits at the front of the home, and a ground floor bedroom or home office provides flexibility for multi-generational living or remote work. There is also a downstairs cloakroom and additional storage.

Upstairs, the first floor includes four good-sized bedrooms, master with ensuite and a modern family bathroom. The principal bedroom benefits from integrated ceiling speakers, as does the bathroom, both of which are powered by SONOS Amps, adding a touch of luxury to everyday routines.

This home has been future-proofed with extensive smart and wired infrastructure. All bedrooms and the lounge have wired network access points, and a professionally installed wireless system ensures strong internet coverage throughout the property. The house is currently connected to Virgin Media broadband offering speeds of up to 1Gbps, and full fibre is available via 'fibre to the home' for those looking to upgrade further.

The standout feature of this home is undoubtedly the outdoor setup. The garden is fitted with outdoor speakers, connected to an amplifier to create an atmospheric entertainment space. A spacious cabin, currently used as a home office and games room, is connected to the house by fibre optic cable, providing a fast and reliable network link—ideal for those who work from home or run creative projects.

Further enhancing the garden is a remarkable two-storey tree house. This space has been soundproofed and wired as a mini recording studio, offering a quiet, private retreat for musicians, content creators, or anyone in need of a peaceful workspace. In addition, it has been set up as a Dolby Atmos home cinema, complete with projector and screen, making it the ultimate entertainment hub.

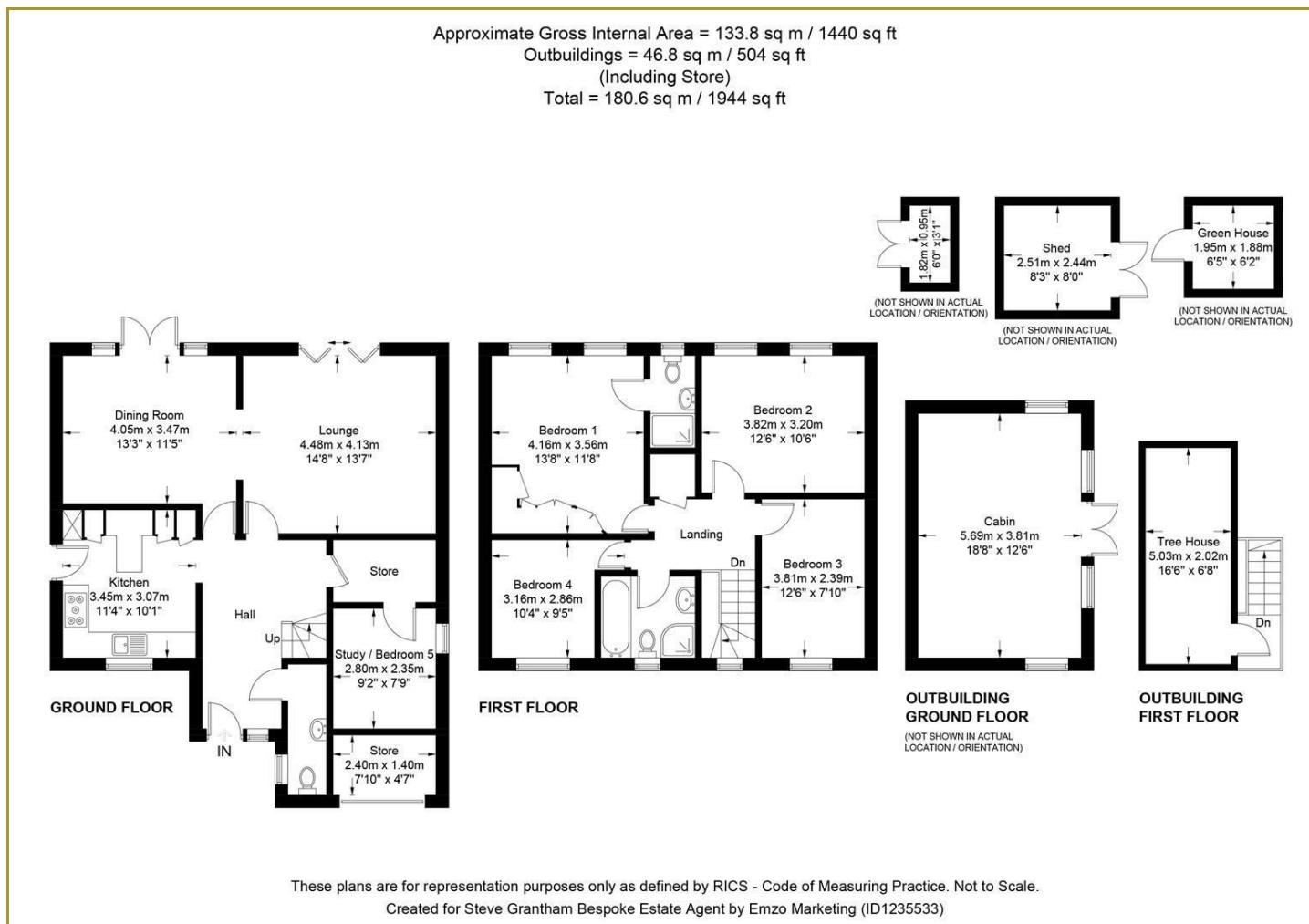
Offered to the market with no onward chain, this outstanding home offers a rare opportunity to secure a high-spec, high-tech family property in a peaceful yet well-connected location. With its combination of smart living, extended grounds, and creative outdoor spaces, it is a home that truly needs to be seen to be appreciated.



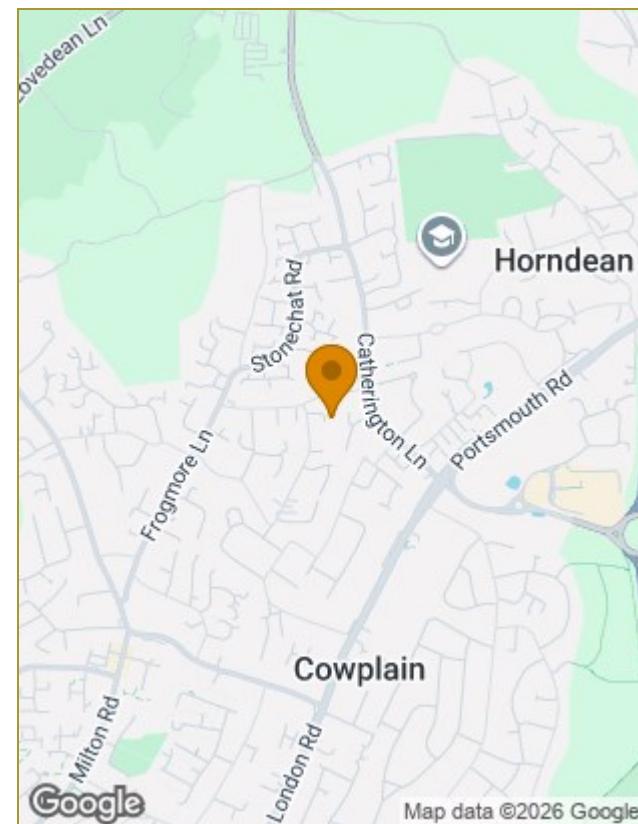




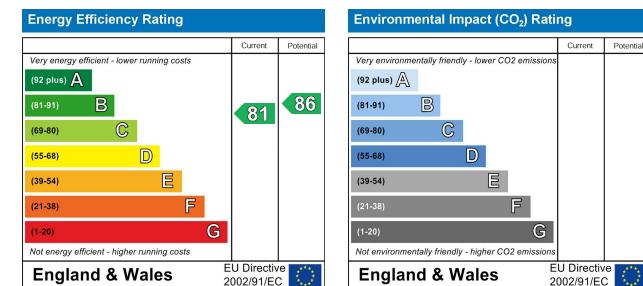
Floor Plans



Location Map



Energy Performance Graph



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.

