



STEVE GRANTHAM
BESPOKE ESTATE AGENT
FOR SALE
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75 Portsmouth Road

Horndean, PO8 9LH

- DETACHED FAMILY HOME
- THREE BATHROOMS
- OVER 2600 SQ FT OF ACCOMMODATION
- PLOT CIRCA QUARTER OF AN ACRE
- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- LARGE DRIVEWAY & DETACHED GARAGE
- BACKS ONTO DELL PIECE WEST NATURE RESERVE

Set on an enviable plot of over a quarter of an acre and backing directly onto Dell Piece West Nature Reserve, this imposing five bedroom detached residence presents a rare opportunity to acquire a substantial family home in one of Horndean's most sought-after locations. Extending to over 2,600 sq ft of accommodation, the property offers exceptional space, versatility and enormous scope for a new owner to modernise, remodel and re-configure to create a truly outstanding long-term home.



Offers in excess of £650,000



Approached via a generous frontage with ample off-road parking for multiple vehicles and access to a detached garage, the property immediately impresses with its commanding presence and mature setting. Internally, the accommodation is both expansive and flexible, with four well-proportioned reception rooms including a substantial sitting room, separate dining room, snug/study and a further reception room, all offering excellent versatility for family living, home working or entertaining. The kitchen/breakfast room serves as the heart of the home, while the layout as a whole lends itself perfectly to contemporary reconfiguration if desired.

The first floor continues to impress with large bright gallery landing, with what were originally five well-sized bedrooms, (the unusual addition of a second kitchen upstairs offers intriguing potential, however it could easily be converted back to a bedroom). There are also two first floor bathrooms.

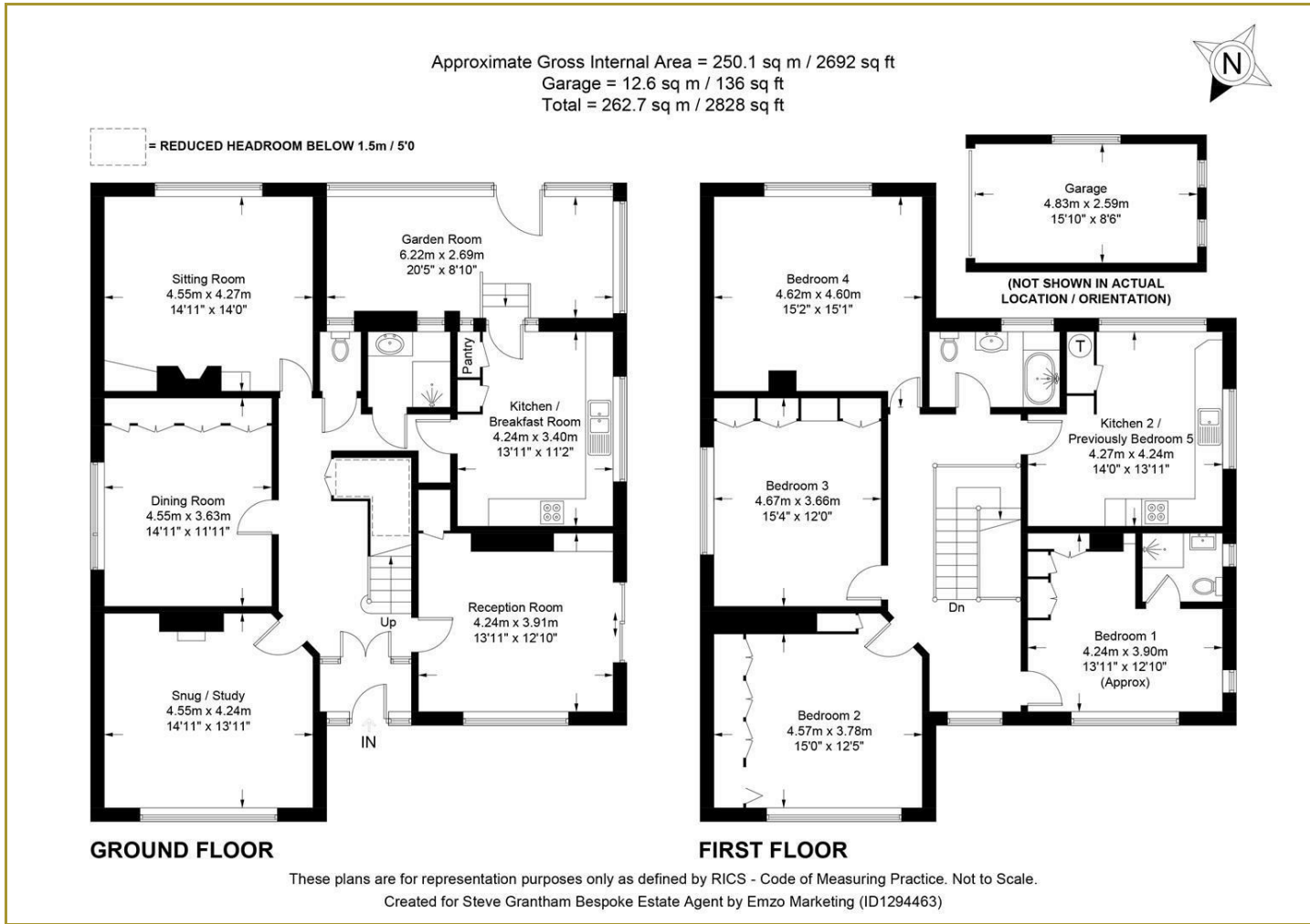
Although now ready for updating, the house offers huge potential for enhancement, with generous room proportions, an excellent footprint and a plot that supports the creation of a truly exceptional home. The rear garden enjoys a delightful backdrop, adjoining Dell Piece West Nature Reserve and providing a wonderful sense of privacy and natural surroundings. The rear garden is currently laid to lawn with mature shrubs and a selection of trees.

Positioned within easy reach of popular local schools, Horndean village amenities and excellent transport links including convenient access to the A3(M), this is a superb opportunity to acquire a substantial detached residence on a prime plot, offering space, privacy and exceptional potential in equal measure.

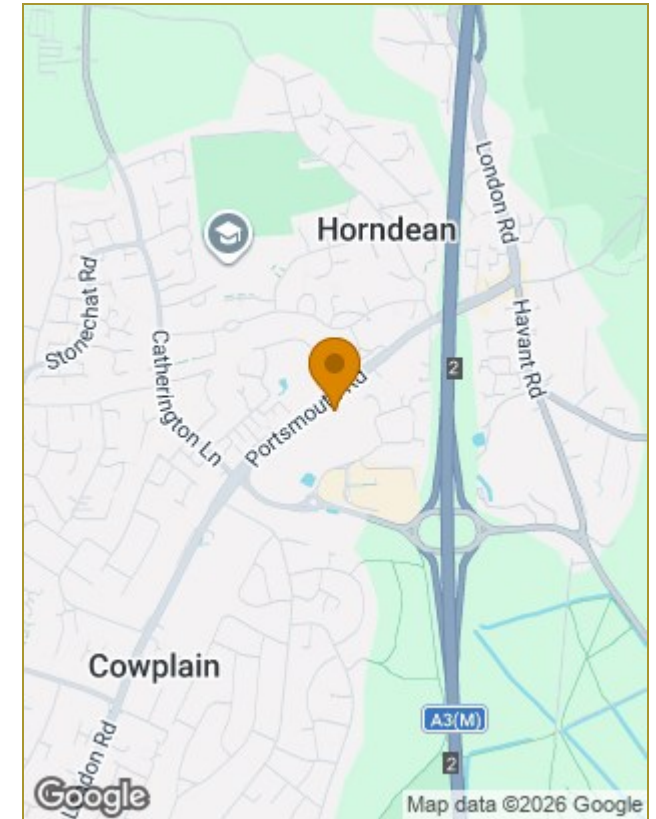




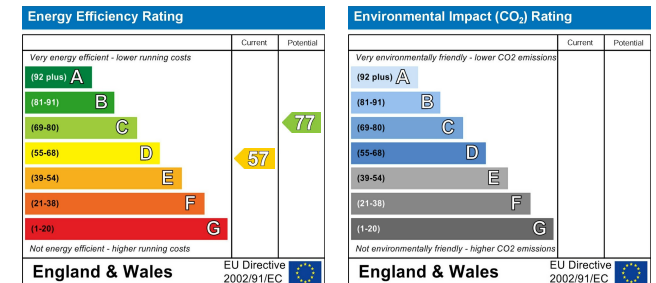
Floor Plans



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.