









# 42 Derwent Close

Horndean, PO8 0DH

- DETACHED HOME
- STUDY & UTILITY ROOM
- GARDEN ROOM/GYM
- CUL-DE-SAC LOCATION
- IMMACULATELY FINISHED THROUGHOUT
- FOUR BEDROOMS
- L-SHAPED KITCHEN/DINING ROOM
- DRIVEWAY
- HORNDEAN/CLANFIELD BORDERS
- EN-ESUITE TO MASTER

Nestled in a tranquil cul-de-sac on the borders of Clanfield and Horndean, this stunning four-bedroom detached home has been meticulously extended and renovated to deliver a harmonious balance of contemporary style and functional family living. Every detail has been carefully considered to create a versatile and inviting space that meets the demands of modern life.



The heart of the home lies in the impressive L-shaped kitchen-diner, a thoughtfully designed extension spanning the rear of the property. Flooded with natural light from a striking sky lantern, this bright and airy space is further enhanced by the bi-folding doors that open seamlessly onto the landscaped garden, creating a smooth transition between indoor and outdoor living, ideal for entertaining in the summer months. The kitchen itself exudes sophistication, with exposed brickwork adding character, complemented by quartz work surfaces and high-quality fitted units. Integrated appliances complete the streamlined aesthetic, while the open-plan layout is perfect for hosting gatherings or spending quality time with family.

Practicality is a recurring theme throughout this home. The garage has been transformed into two functional spaces: a sizeable and well-equipped utility room and a separate office, ideal for remote working or could even be used as an occasional bedroom. The lounge is well proportioned and offers a generous and tranquil retreat, elegant Italian style doors allow it to be divided from the kitchen-diner to create a cosy atmosphere when desired.

Upstairs, the extension has introduced a luxurious new master bedroom, a serene sanctuary complete with an en-suite bathroom and air conditioning for year-round comfort. Two additional double bedrooms provide ample accommodation, while a fourth, smaller bedroom offers flexibility as a child's room, guest space, or second home office. A stylishly appointed family bathroom, finished with contemporary fittings, serves the remaining bedrooms.

The outdoor areas are just as impressive as the interior. The rear garden has been thoughtfully landscaped to provide a low-maintenance yet visually striking space. An Indian sandstone patio offers a perfect setting for alfresco dining, while the artificial lawn ensures a pristine appearance throughout the seasons without the need for upkeep. A detached garden room enhances the home's versatility. Currently configured as a gym, this self-contained space benefits from air conditioning and heating, making it suitable for year-round use as a fitness room, home office, or hobby area or playground.

This stunning "Turn Key" family home combines impeccable design, high-spec finishes, and a prime location close to transport links, schools, and local amenities. It is a rare opportunity to secure a family home that caters to every aspect of modern living with style and practicality.



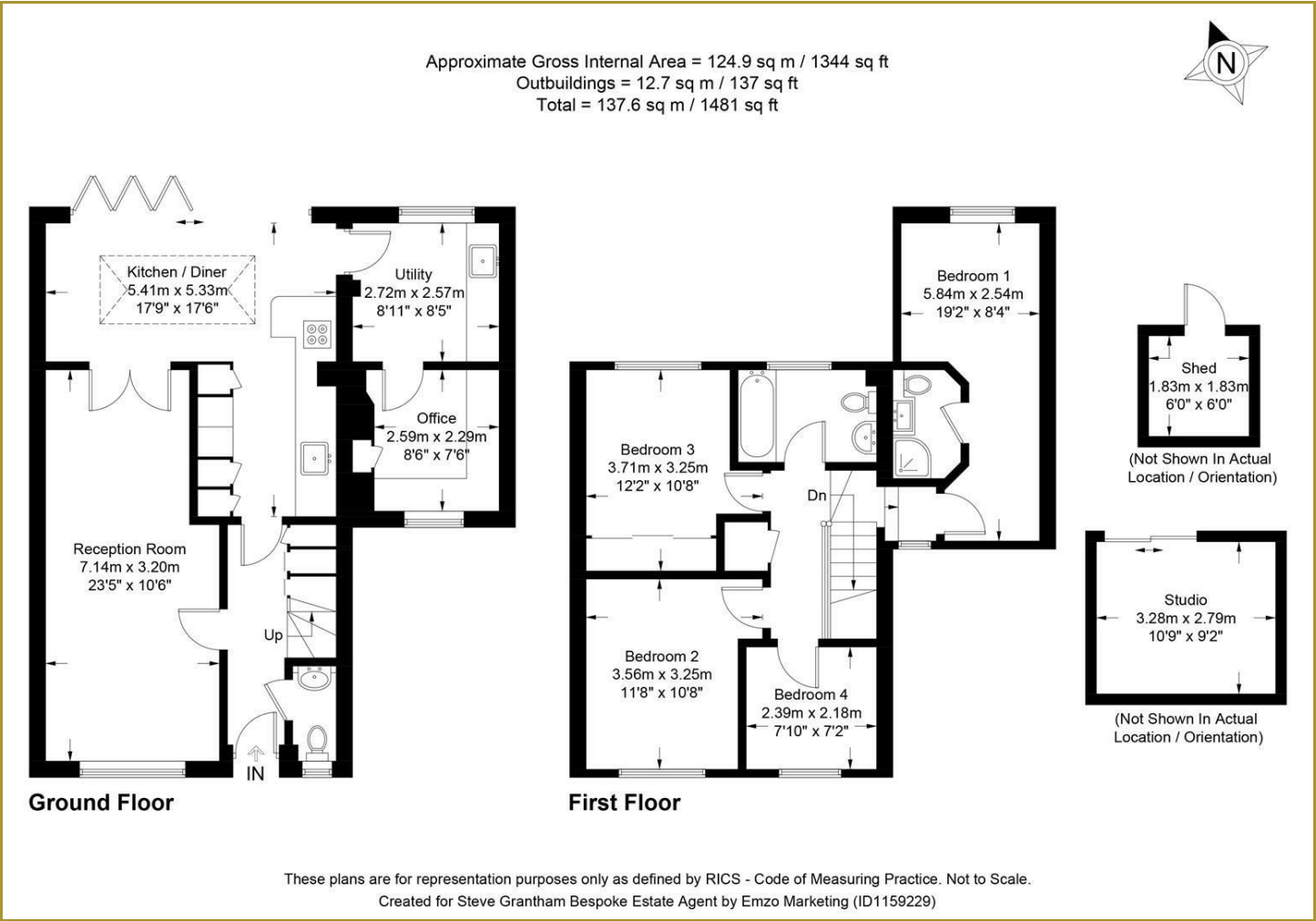








Floor Plans

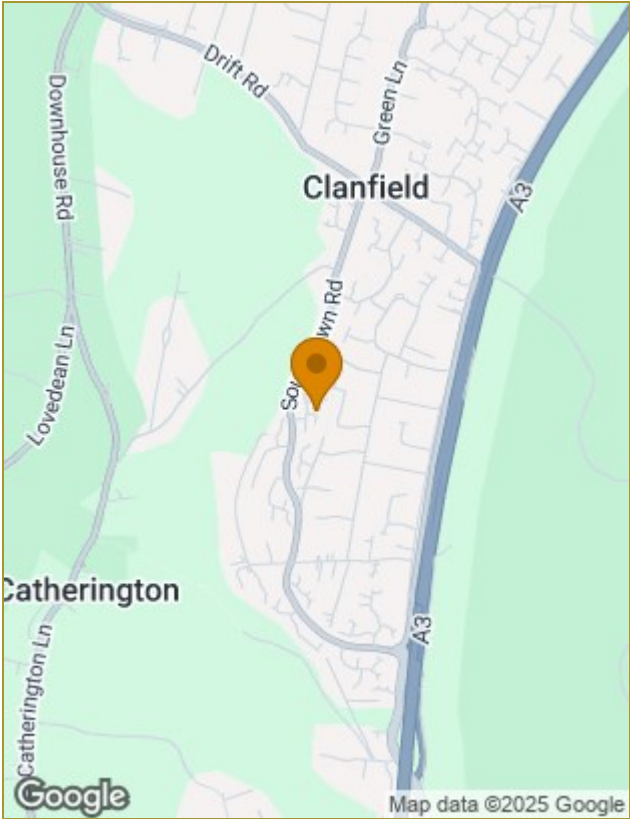


Viewing

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.

Location Map



Energy Performance Graph

