





Guide price £325,000

4 Catherine Gardens Catherington Lane

Horndean, PO8 9WE

- THREE BEDROOMS
- RECENTLY UPGRADED KITCHEN
- SUMMER HOUSE
- GROUND FLOOR CLOAKROOM
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- PARKING FOR TWO CARS
- CUL DE SAC LOCATION

Situated within a quiet cul de sac in Horndean, this beautifully maintained three-bedroom home has been lovingly owned since new and offers well-balanced accommodation ideal for a range of buyers. The property features a spacious sitting room opening onto the rear garden, separate dining room, recently re-fitted kitchen and ground floor cloakroom, with three bedrooms, master with ensuite and family bathroom upstairs. Further benefits include parking for two cars, a mature, private rear garden with summer house and a highly convenient location close to local amenities, schools and countryside walks.



Situated within a quiet and highly desirable cul de sac in Horndean, this beautifully presented three-bedroom home has been lovingly owned since new and is offered to the market in immaculate condition throughout. Carefully maintained over the years, the property provides well-balanced accommodation perfectly suited to modern living, making it an ideal purchase for families, downsizers, or those simply seeking a turnkey home in a convenient location.

Upon entering, you are welcomed into a bright entrance hall which immediately sets the tone for the care and presentation found throughout the property. To the front is a well-appointed kitchen, recently upgraded by the current owner, offering ample storage and worktop space, ideal for everyday use. Adjacent is a separate dining room, providing a wonderful space for family meals or entertaining guests.

To the rear, the generous sitting room enjoys a pleasant outlook over the garden and benefits from double doors opening directly onto the patio, creating a seamless connection between indoor and outdoor living and allowing plenty of natural light to flood the room. The ground floor also benefits from a convenient cloakroom.

Upstairs, the property continues to impress with three well-proportioned bedrooms, a spacious principal bedroom with ensuite, all presented to a high standard. These are served by a modern and well-maintained family bathroom.

Externally, the rear garden has been thoughtfully maintained, offering a private and peaceful space to relax or entertain. A useful summer house provides additional versatility, ideal for use as a hobby room, home office, or simply additional outdoor storage.

The property occupies an attractive position within a quiet cul de sac, while still remaining conveniently close to local amenities, well-regarded schools, transport links and countryside walks.

Homes presented to this standard, particularly those cherished from new ownership, are rarely available, making this a fantastic opportunity to secure a truly immaculate home in one of Horndean's popular residential locations.

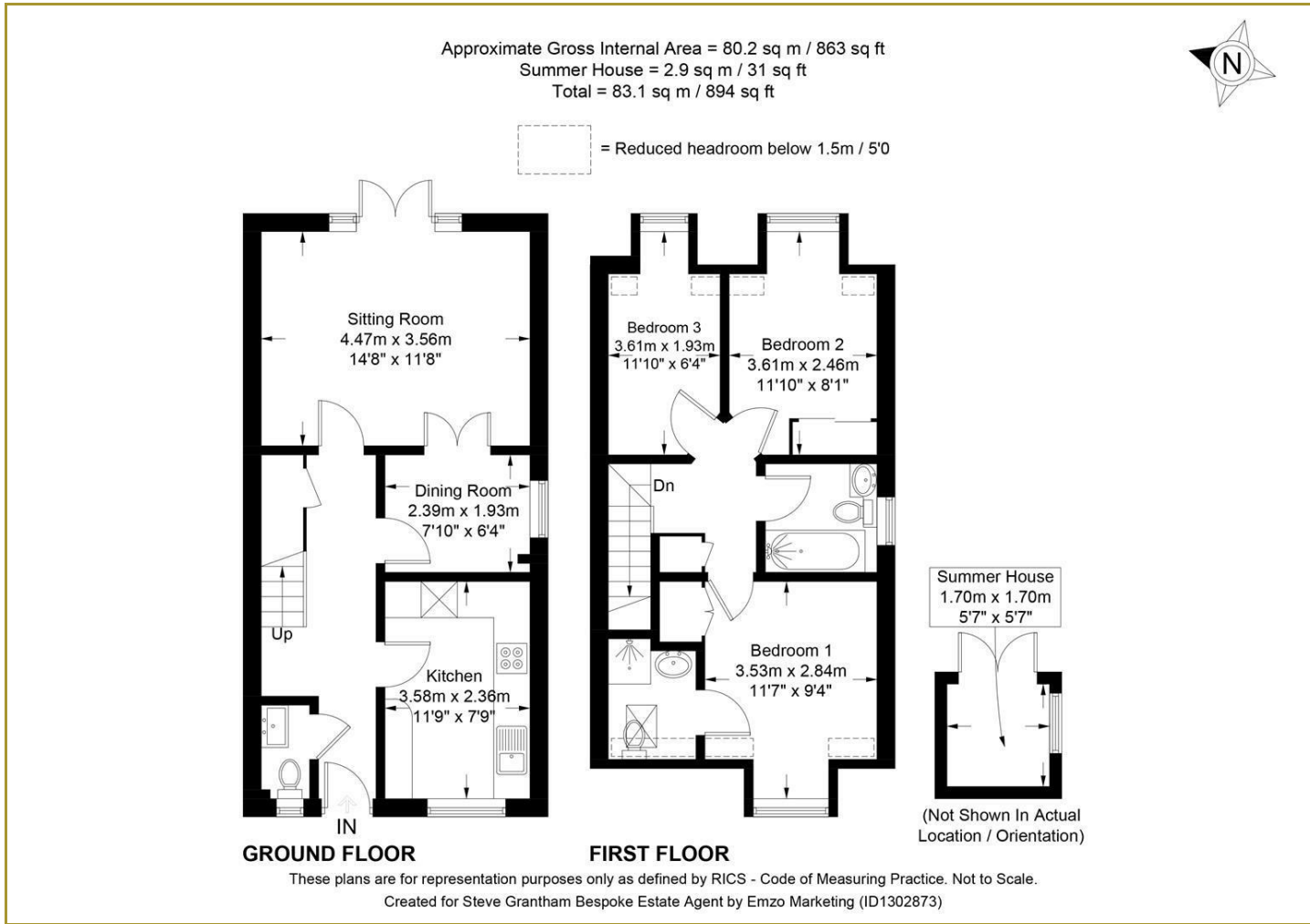
Buyer Information - the seller advises that the property is situated on a private unadopted road. Should repairs or maintenance be required, the owners of each of the four properties in the cul de sac share the cost.



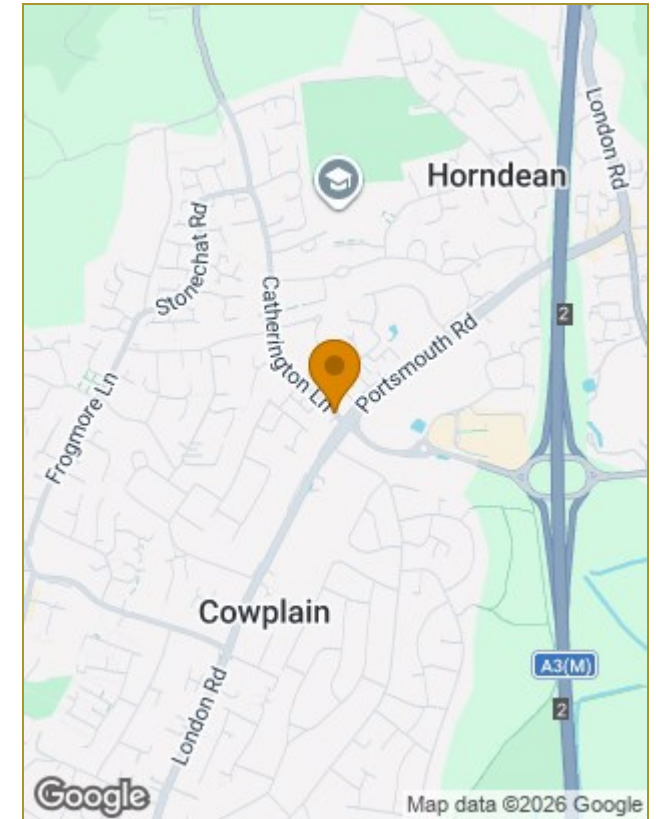




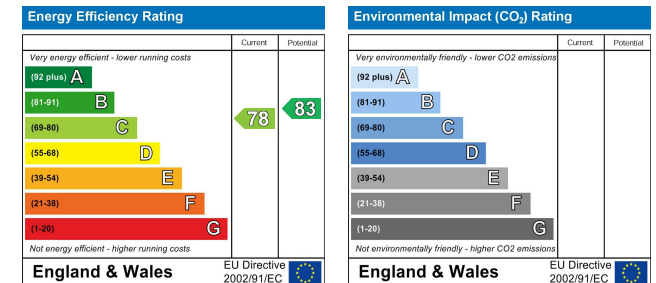
Floor Plans



Location Map



Energy Performance Graph



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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.