





149 White Dirt Lane

Catherington, PO8 0TL

- INDIVIDUAL DETACHED HOME
- OVER 2500 SQ FT OF ACCOMMODATION
- TWO/THREE BATHROOMS
- BEAUTIFUL 25FT KITCHEN/DINING ROOM
- THREE RECEPTION ROOMS
- PRIME CATHERINGTON LOCATION
- FIVE BEDROOMS
- RURAL VIEWS TO THE REAR
- DRIVEWAY & DETACHED DOUBLE GARAGE
- LANDSCAPED REAR GARDEN

Spacious, Stylish & Thoughtfully Upgraded – A Family Home in Sought-After Catherington. Backing directly onto open paddocks, this outstanding individual detached family home offers a rare combination of generous living space, high-quality finishes, and a tranquil semi-rural setting. Boasting over 2,500 sq ft of internal accommodation, this beautifully presented property delivers exceptional versatility across three floors, ideal for growing families or those seeking flexible multi-use rooms.

Offers in excess of £950,000



The property was thoughtfully extended and upgraded in 2022, with key improvements throughout.

As you enter, you're greeted by a spacious hallway that sets the tone for the elegance found throughout the property. It leads to a choice of stylish reception rooms, including the impressive main reception room, which extends nearly 20 feet and is flooded with natural light from expansive south-facing windows—perfect for both relaxation and entertaining.

A separate playroom and a dedicated study add flexibility, catering to both family needs and remote working requirements.

At the rear of the property, the impressive kitchen and dining space stretches over 25 feet and has been fitted with a premium Leicht kitchen, complete with Siemens integrated appliances, a central island, and plenty of room for both everyday dining and entertaining. Bi-folding doors open to the rear garden, enhancing the airy, open-plan feel.

Upstairs, four spacious bedrooms occupy the first floor, including a main bedroom with a stylish new en-suite shower room. One of the bedrooms has been thoughtfully transformed into a walk-in wardrobe and dressing room, providing generous storage and a touch of luxury. The family bathroom is equally impressive, having been refitted to a high standard, featuring a freestanding bath and separate walk-in shower.

A second staircase leads to the top floor, where a substantial fifth bedroom with a vaulted ceiling awaits. With space and plumbing in situ for an additional en-suite, this floor is perfect as a guest suite or teenager's retreat.

Externally, the home features a wide frontage with driveway parking, a detached double garage with a new electric up-and-over door.

Every detail has been carefully curated—from the sleek new aluminium-framed windows, which add a clean, modern finish and boost energy efficiency, to the quality materials and thoughtful upgrades found throughout the home.

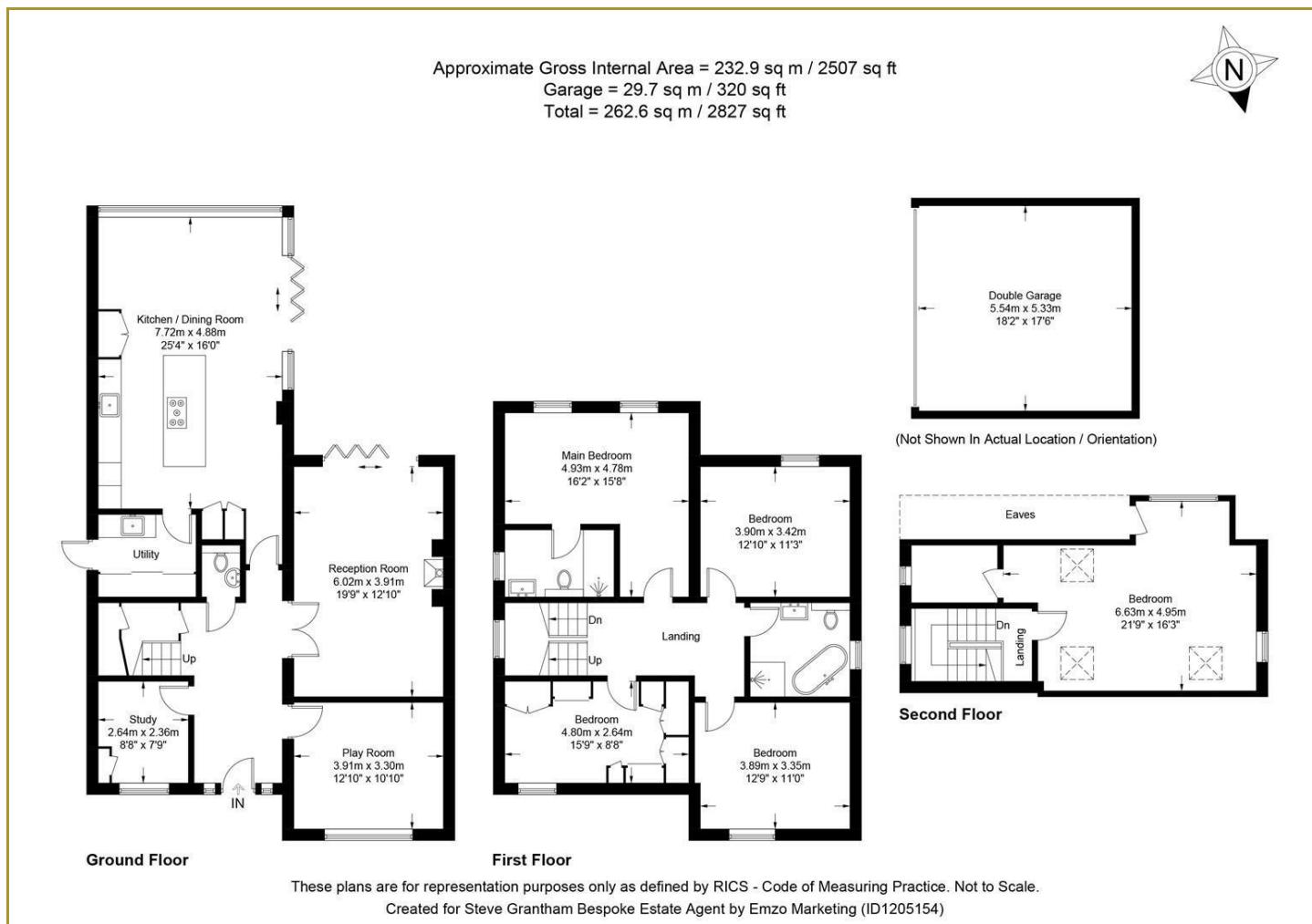
This is a well-balanced home that combines space, functionality, and tasteful updates—offering an excellent opportunity for families looking to settle in a quiet, well-connected village location.



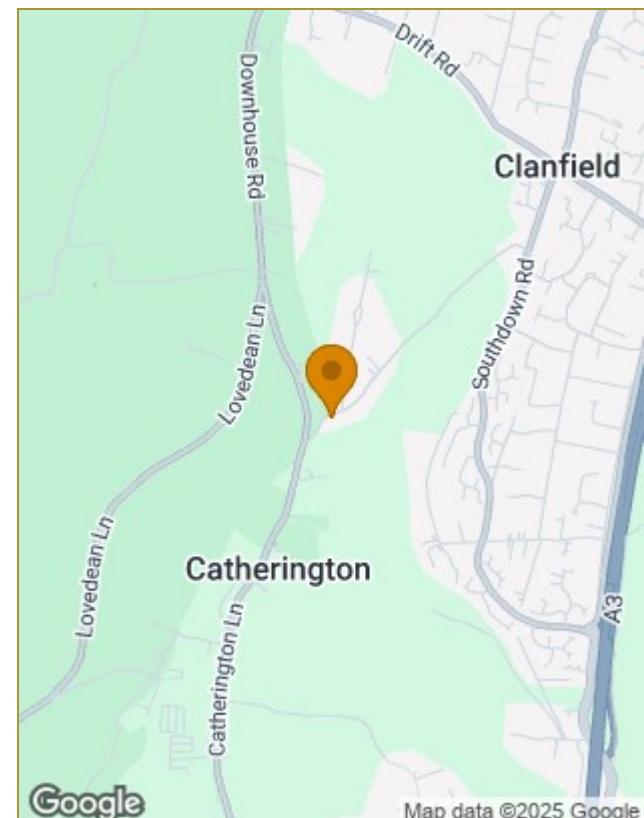




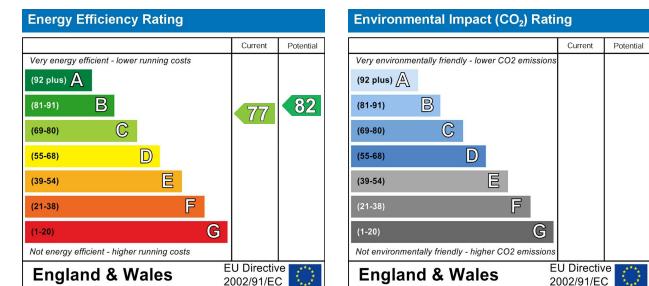
Floor Plans



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.

