



PRICE: £615,000



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, the measurements of floors, windows, rooms and any other detail are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with: Metreplus 6/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		80
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

To verify flood risk of this property please see the following link;

<https://check-long-term-flood-risk.service.gov.uk/risk>



Bulls Copse Lane, Horndean, PO8 9RA

NO FORWARD CHAIN is offered with this SUBSTANTIAL FOUR BEDROOM DETACHED HOUSE in a popular NON ESTATE location in Horndean. Accommodation boasting lounge, separate reception / office, first floor bathroom and shower room, extensive off road parking, timber garage, good access to schools and A3(M).

Entrance
Double glazed lead light effect door with double glazed lead light effect windows to either side.

Spacious Entrance Hall
Stairs to the first floor, wood flooring, radiator, double doors to the kitchen / dining room, door to lounge, coved and smoothed ceiling.

Cloakroom
Suite comprising close coupled low level wc, wash hand basin, storage cupboard, double glazed lead light effect window to rear aspect, radiator, feature tongue and grooved ½ panelled walls, coved and smoothed ceiling.

Kitchen / Dining Room
Matching range of wall and base units complemented with work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, stainless steel 5 ring gas hob with extractor canopy over and electric oven below, space for freestanding 'American' style fridge / freezer, space for table and chairs, radiator, double glazed lead light effect windows to front and side aspects, tiled flooring and to principle areas, smoothed and coved ceiling with pin spot downlighting.

Utility Room
Work surface with wall mounted cabinets over, space and plumbing below for washing machine, space for tumble dryer, double glazed lead light effect window to rear aspect, double glazed lead light effect door to rear aspect / garden, tiled flooring, smoothed and coved ceiling with pin spot downlighting.

Lounge
Feature log burning stove, double glazed lead light effect window to side aspect, double glazed lead light effect double doors to front aspect, double doors to study / sitting room, radiator, coved and smoothed ceiling.

Study / Sitting Room
Double glazed lead light effect window to rear aspect, double glazed lead light effect double doors to side aspect and garden, double doors to lounge, feature wall with extensive fitted shelving and storage, radiator, coved and smoothed ceiling.

FIRST FLOOR
Landing. Double glazed lead light effect window to rear aspect, radiator, smoothed ceiling with access to loft area, airing cupboard with shelving.

Master Bedroom
(Measurements not including depth of fitted wardrobe cupboards). Double glazed lead light effect window to rear aspect, two velux style windows to side aspect, two sets of double fitted wardrobe cupboards, wood flooring, radiator, smoothed ceiling.

Bedroom Two
(Maximum measurements). Double glazed lead light effect window to front aspect, fitted wardrobe cupboard, laminate wood effect flooring, radiator, smoothed ceiling

Bedroom Three
(Maximum measurements). Double glazed lead light effect window to front aspect, laminate wood effect flooring, radiator, smoothed ceiling.

Bedroom Four
(Maximum measurements). Double glazed lead light effect window to front aspect, radiator, smoothed ceiling.

Family Bathroom
Modern suite comprising free standing claw footed roll top bath with mixer tap and hand held shower attachment over, wash hand basin set in vanity unit, wall mounted shaver point, close coupled low level wc, tiled flooring and to principle areas, velux style window to side aspect, smoothed ceiling with pin spot downlighting.

Shower Room
(Maximum measurements). Modern suite comprising separate shower cubicle with wall mounted shower, wash hand basin and close coupled low level wc set in vanity unit, chromium ladder style radiator, double glazed lead light effect obscured window to rear aspect, tiled flooring and to principle areas, smoothed ceiling with extractor fan.

OUTSIDE
The generous sized shingled frontage providing extensive off road parking for multiple vehicles with double gated access leading to the detached timber garage / cabin which benefits from power and lighting. The rear garden boasts covered extensive patio / seating area stretching full the width of the property with additional patio down the side to the front. Trellised partitioning with mature planting leads to the tended lawn. Raised tended borders and panelled fencing complement the side and rear boundaries.

Garage
Timber construction, power lighting, double doors to the front for vehicular access, personal door to the garden, double glazed window, power and lighting.

