

**Jacobs & Hunt**

35 SOUTHDOWN ROAD, HORNDEAN, WATERLOOVILLE, HAMPSHIRE, PO8 0ET  
ASKING PRICE OF £895,000





Spacious and bright, five bedroom detached chalet bungalow being brought to the market for the first time in 47 years. The property is located in a very quiet, no through road of similar sized properties and offers a wonderful oasis to live between Horndean & Catherington.

Having been extended over time by the current owner, the property now offers a lovely living environment offering versatile space throughout. The property is on a very generous plot, of 2/3 of an acre, with large front and rear gardens.

Accommodation comprises;

On entrance, the front door and porch give access to a useful space. This leads through to a large entrance hallway with stairs leading to first floor.

Coming off of the hallway is bedroom two, with bay window affording brilliant front aspect views over the pretty front garden, wash hand basin in the corner of the room and fitted wardrobe space.

Downstairs shower room adjacent to bedrooms two and three, with walk in shower, WC, wash hand basin and vanity cupboard.

Bedroom three, which benefits from rear aspect views over the large rear garden.

Adjacent is a versatile room, currently in use as a study, or could easily be used a fifth bedroom.

Large sitting room with sliding doors leading onto the



terraced area in the rear garden, the dining room is partially open plan with an archway connecting it with the sitting room with patio doors leading to the terrace and rear garden.

Large kitchen with spacious breakfast area overlooking the front garden, a range of wall and floor kitchen units, space for fridge and gas hob.

Integral door leading from kitchen to double garage with electric door, workshop and separate utility room backing onto the garage.

The first floor comprises of;

Bedroom four giving double aspect views and benefitting from a stunning view over the surrounding fields.

Principal bedroom with views of the rear garden, ensuite with shower and bath, WC and wash hand basin.

Externally, to the front of the house is driveway parking for multiple vehicles, a large lawned front garden with paved driveway leading up to the house and side access to the rear garden. The rear garden is delightful allowing views at the end of the garden of the nearby fields, the rear garden backs onto woodland. There is a full width terrace area and the garden has an open, westerly aspect.

Gas central heating, double glazed windows, mains gas, water and drainage.

Council tax band - F - £3,068 per annum.

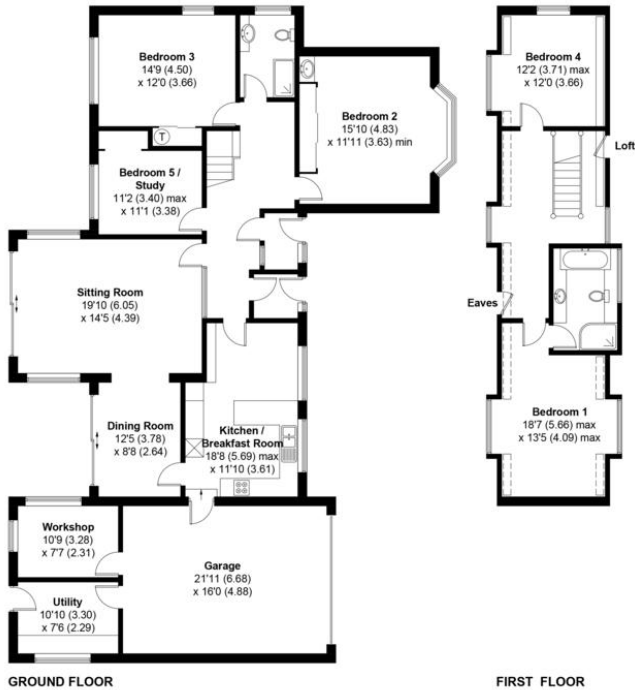


Viewing through the Vendor's sole agent, Jacobs & Hunt.

**JACOBS & HUNT ARE AVAILABLE 7 DAYS A WEEK FOR YOUR VIEWING CONVENIENCE!**



**35, Southdown Road, PO8 0ET**  
 APPROXIMATE GROSS INTERNAL AREA = 2663 SQ FT / 247.4 SQ M  
 (INCLUDING GARAGE)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1079352)  
 Produced for Jacobs & Hunt - Petersfield

26 Lavant Street, Petersfield,  
 Hampshire, GU32 3EF

www.jacobshunt.co.uk  
 01730 262744  
 properties@jacobshunt.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

