



Wentworth Drive, Horndean

Asking Price £425,000



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Wentworth Drive, Horndean

A detached family home occupying a corner plot in a residential cul-de-sac in Horndean. This four-bedroom house offers generous accommodation and plenty of off road parking. On the ground floor there is a rear aspect sitting room with bay window and glazed door out to the garden, a separate dining room, plus family room/study, an attractive modern fitted kitchen with granite work surfaces and a downstairs cloakroom. The spacious hallway has stairs up to the first floor, where there are four well proportioned bedrooms and a family bathroom. The master bedroom has the added benefit of an en-suite shower room. Outside to the front there is a brick paved driveway which will accommodate four cars and leads to a detached garage. The rear garden is mainly laid to lawn with an area of paved patio and is totally enclosed with a pedestrian gate to the front and a convenient door to the garage. Located within walking distance to Horndean Technology College, this detached house will make a great family home.



Location - Horndean

Horndean is a village in East Hampshire approx 8 miles (13 km) north of Portsmouth and 8 miles south of Petersfield. Stragging the A3 trunk road between London and the south-coast which affords convenient road access for commuters. The nearest railway station is 2.2 miles (3.5 km) southeast of the village at Rowlands Castle, or a short drive to Petersfield. The village offers a number of shops, restaurants, pubs and a Morrisons supermarket. Horndean is popular with families due to there being an infant school, junior school and Horndean Technology College. The village is 'twinned' with the town of Aubergenville in France.

Local authority

East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Tenure

Freehold

Additional Information

All main services

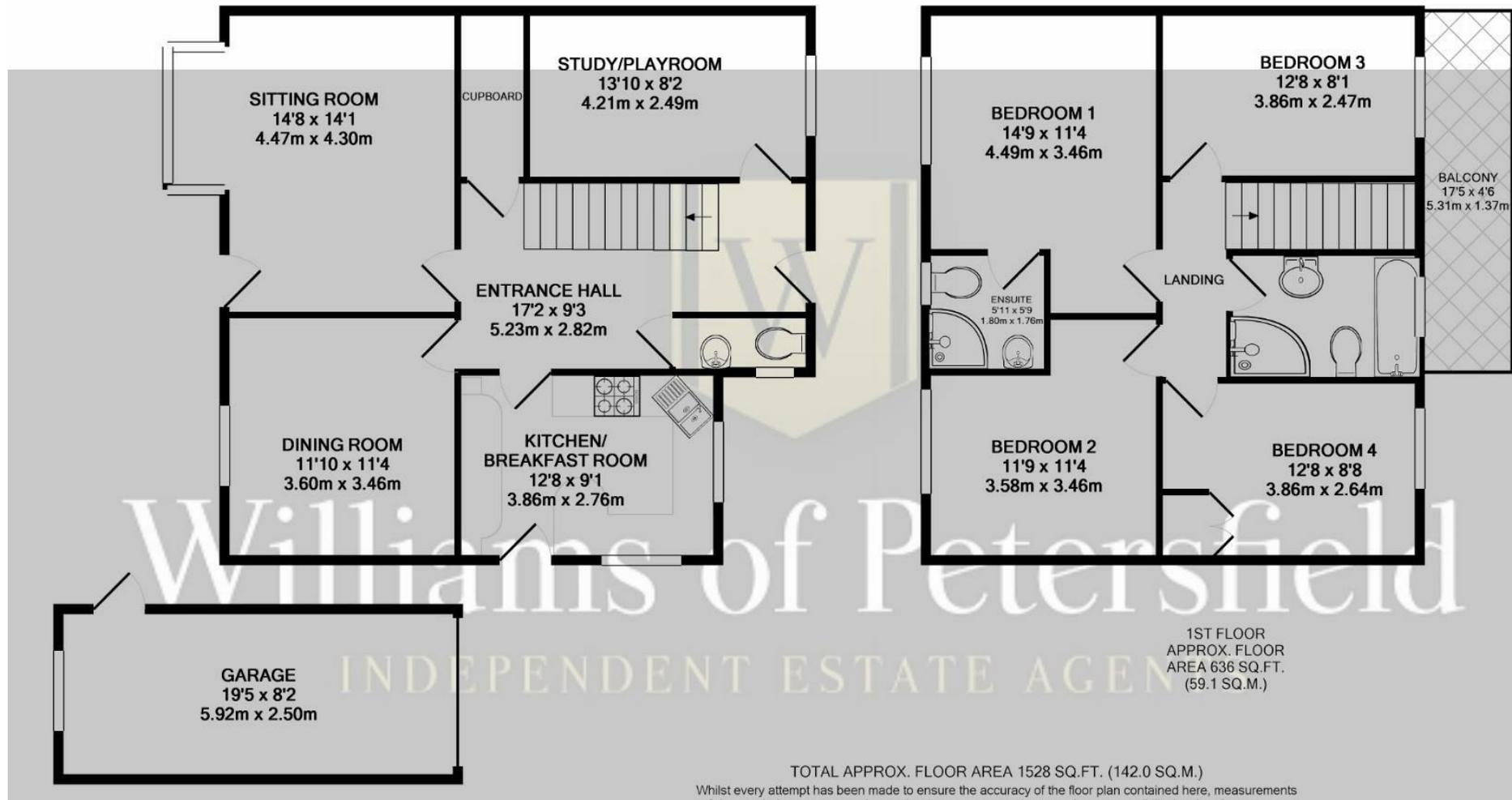
Post code

PO8 9PR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 1528 SQ.FT. (142.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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

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