

STEVE GRANTHAM
BESPOKE ESTATE AGENT

40 Glamorgan Road, Catherington, PO8 0TR

Guide price £750,000

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40 Glamorgan Road

Catherington, PO8 0TR

- SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME
- BACKING ONTO OPEN FIELDS WITH FAR-REACHING COUNTRYSIDE VIEWS
- SPACIOUS KITCHEN/DINING ROOM WITH BI-FOLD DOORS
- PRINCIPAL BEDROOM WITH EN-SUITE AND FAMILY BATHROOM
- HIGHLY SOUGHT-AFTER GLAMORGAN ROAD LOCATION
- IMPRESSIVE 22FT LIVING ROOM WITH BI-FOLD DOORS TO THE GARDEN
- VERSATILE FAMILY ROOM/PLAYROOM AND SEPARATE STUDY
- GENEROUS REAR GARDEN, DRIVEWAY PARKING AND INTEGRAL GARAGE

Occupying a desirable position along the highly sought-after Glamorgan Road in Catherington, this substantial five-bedroom detached family home offers beautifully proportioned and versatile accommodation, a generous rear garden and wonderful far-reaching rural views across the adjoining fields. With approximately 1,965 sq ft of internal living accommodation, plus an integral garage, this is a superb home for growing families seeking space, comfort and a peaceful setting.





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The property enjoys an attractive approach, with a block-paved driveway providing off-road parking and access to the integral garage. Stepping inside, a welcoming entrance hall provides access to the ground-floor accommodation, with a staircase rising to the first floor.

Undoubtedly one of the standout features of the home is the impressive living room, measuring approximately 22 feet in length. This wonderfully spacious reception room provides ample space for a variety of seating arrangements, making it equally suited to relaxed family evenings and entertaining guests. Large windows allow natural light to flood the room, whilst bi-fold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The kitchen/dining room is another delightful feature of the property, offering a sociable space at the heart of the home. The kitchen is fitted with an extensive range of contemporary wood-fronted units, complemented by contrasting dark work surfaces, integrated appliances and generous preparation space. Opening through to a bright dining area overlooking the garden, this is an ideal setting for everyday family meals or entertaining friends. Bi-fold doors provide direct access to the rear garden, allowing the outside space to become a natural extension of the home during the warmer months.

Further enhancing the versatility of the ground floor is a separate family room/playroom, ideal as a children's retreat, television room or additional reception space. A dedicated study provides an excellent environment for those working from home, whilst a useful utility room and ground-floor cloakroom complete the accommodation.

Upstairs, the spacious landing leads to five well-proportioned bedrooms, providing excellent flexibility for larger families or those requiring guest accommodation. The principal bedroom is particularly generous and benefits from its own en-suite shower room. The remaining four bedrooms offer comfortable accommodation, with several enjoying pleasant outlooks, and are served by a family bathroom.

Outside, the rear garden is a particularly appealing feature of this home. Predominantly laid to lawn, with established hedging, mature trees and a patio terrace immediately adjoining the house, it provides a wonderful environment for children to play, summer entertaining and simply relaxing outdoors. The garden enjoys a good degree of privacy and offers plenty of space for the whole family.

Beyond the garden, the property backs onto open fields, with far-reaching views across the surrounding countryside and rolling landscape. This delightful rural backdrop is a real highlight, creating a wonderful sense of openness and tranquillity that is rarely found in such a convenient residential setting.

To the front, the block-paved driveway provides off-road parking and leads to the integral garage, which offers useful additional storage or secure parking.

Glamorgan Road is one of Catherington's most desirable residential addresses, offering an appealing balance of village atmosphere, countryside surroundings and accessibility. The nearby village of Horndean provides a range of everyday amenities, shops and schooling, whilst the surrounding countryside offers excellent opportunities for walking and outdoor pursuits.





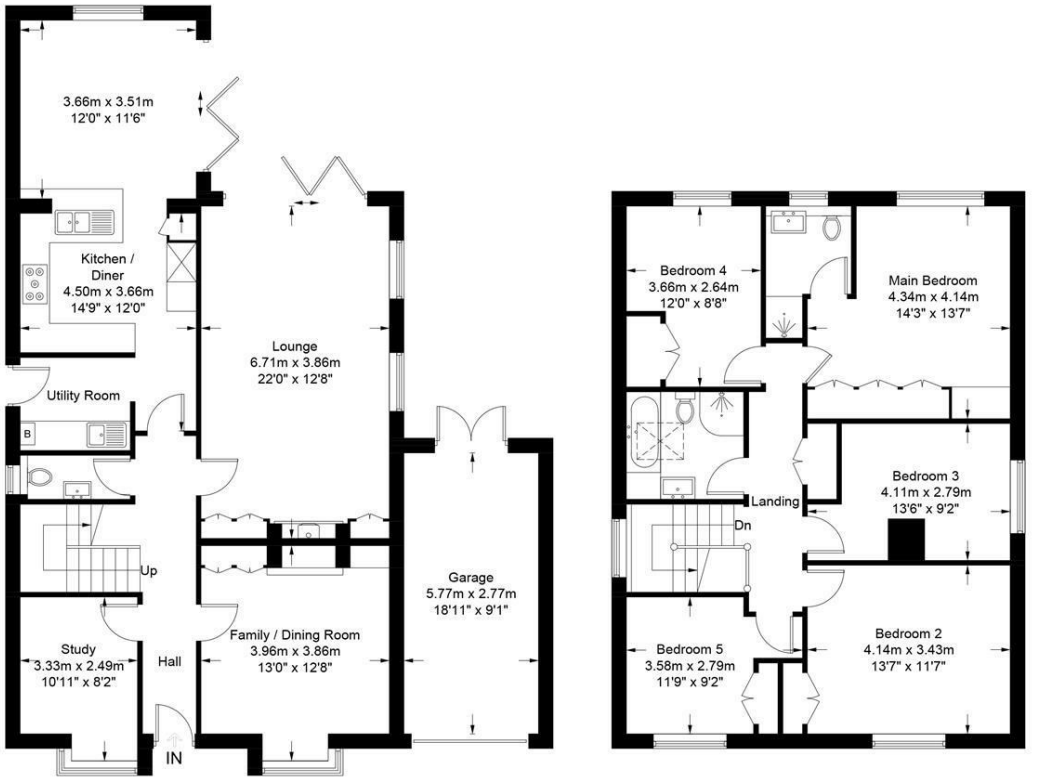






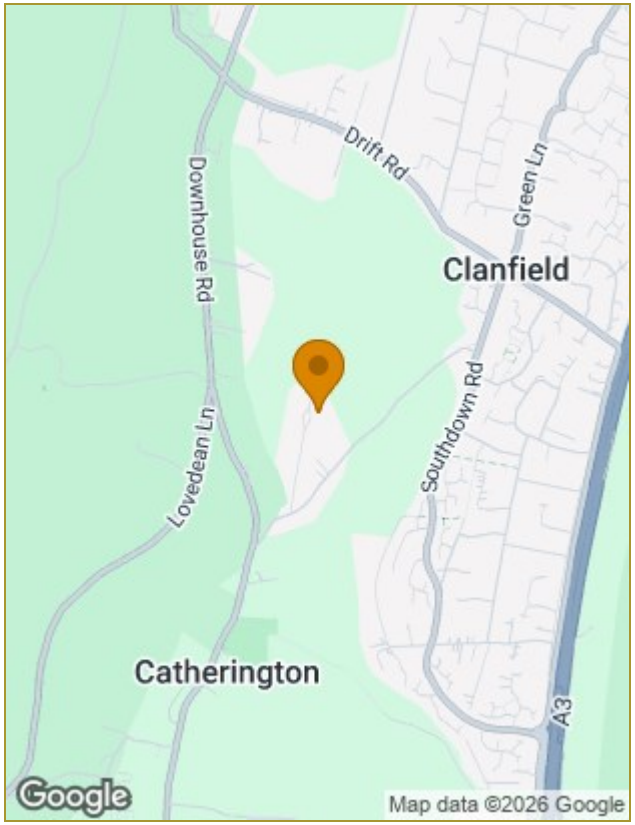
Floor Plans

Approximate Gross Internal Area = 182.6 sq m / 1965 sq ft
Garage = 16.0 sq m / 172 sq ft
Total = 198.6 sq m / 2137 sq ft

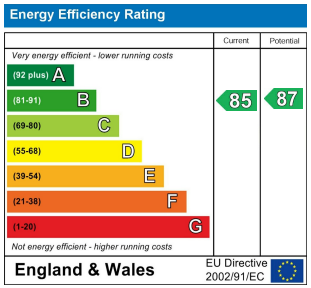


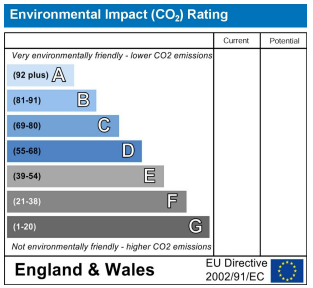
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Location Map



Energy Performance Graph





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