



## Glamorgan Road, Catherington, Hampshire, PO8

Guide Price: £975,000 Freehold

A beautifully presented detached family home towards the end of a no-through road with delightful views to the rear.

Main bedroom with en suite shower room, guest bedroom with en suite bathroom, two further bedrooms, family bathroom, hall, sitting room, study, kitchen/dining/family room, utility room, downstairs cloakroom with WC, double garage, parking and gardens.

EPC Rating: "C" (71).

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## DESCRIPTION

The property is a modern, detached family home very much offering an internal "Wow" factor with part-brick and painted rendered elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the tremendous kitchen/ dining/ family room fitted with contemporary units, a central island and there's plenty of room for a large table and sofa. There is a separate, double aspect sitting room and a further reception room to the front. From the spacious hall, a turning staircase leads to the first floor galleried landing, off which are four double bedrooms and a family bathroom. The main bedroom and guest bedroom have their own ensuite facilities. Outside, the property is approached by a shared entrance leading straight onto a private drive with parking for a number of cars in front of the integral double garage. The garden is to the rear and is mainly laid to lawn, enclosed by hedging and fencing. To the sides of the property are two terraces and a 17ft swim spa; ideal spots for outside entertaining.

Services: Mains water, electricity, gas fired heating and mains drainage.



## LOCATION

The property is situated towards the northern edge of the village of Catherington, to the South of Petersfield and just outside The South Downs National Park. Petersfield is approximately 7.5 miles away where there is a direct train service to London Waterloo along with many other amenities you would expect to find in a thriving market town. The surrounding countryside provides excellent country pursuits including walking and riding. Further leisure pursuits in the area include golf available at Petersfield and Waterlooville, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, The Petersfield School, Portsmouth Grammar School and Portsmouth High School.

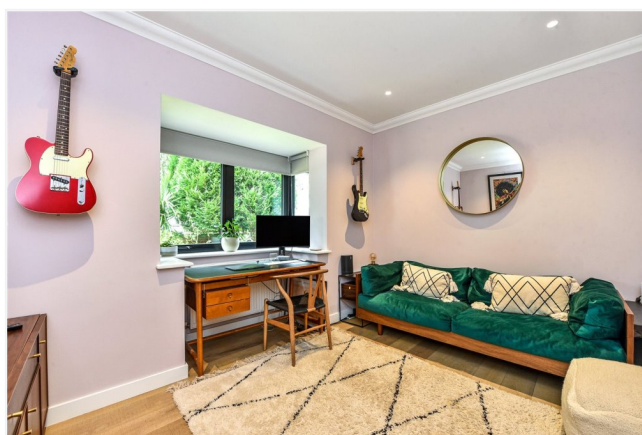
## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

From Petersfield, proceed South along the A3 and shortly after passing Queen Elizabeth Country Park, take the exit signed to Clanfield. Follow the road back round over the A3 and at the roundabout, take the first exit signed to Clanfield. Continue for 1.5 miles and as the road bends sharply to the left, pass the church on your right and a small parade of shops on your left. As you leave the village, bear left up Catherington Lane and towards the top of the hill, turn sharply to the left into White Dirt Lane. Proceed along the lane, taking the first turning on your left into Glamorgan Road. On reaching a grass island in the middle of the road, the property is on your right.


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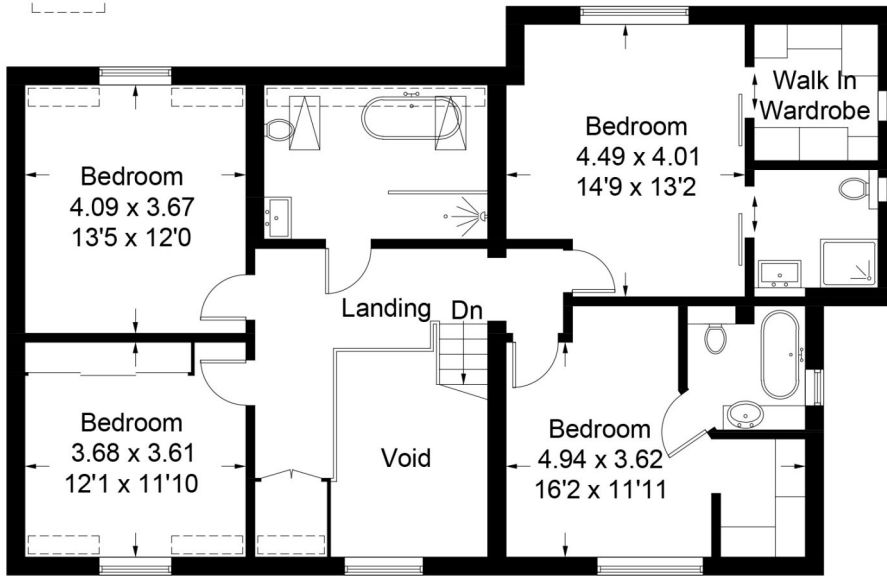


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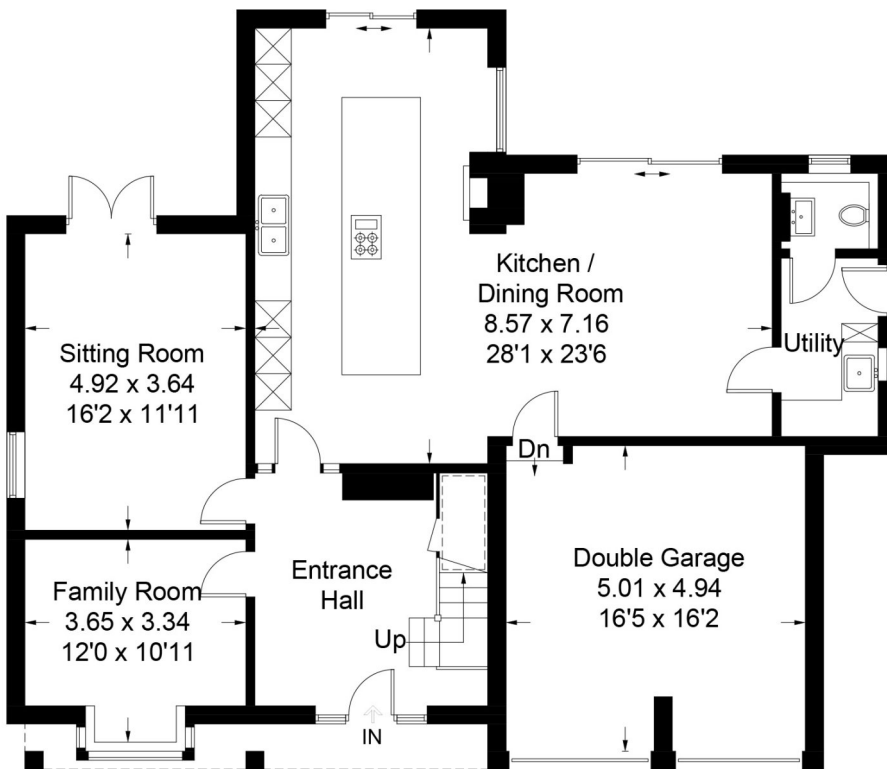
Approximate Gross Internal Area = 231.9 sq m / 2496 sq ft  
(Including Double Garage / Excluding Void)



 = Reduced headroom below 1.5m / 5'0



**First Floor**



**Ground Floor**

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzoo Marketing 2024.

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