



16 Idsworth Close, Horndean, Waterlooville, Hampshire

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# 16 Idsworth Close, Horndean, Waterlooville, Hampshire PO8 0DW

On a desirable residential cul-de-sac, a well-presented, contemporary home within easy reach of amenities and open countryside

A3(M) Jct 2 0.8 mile, Rowlands Castle train station 2.6 miles (London Waterloo from 1hr 31mins), Petersfield 8.3 miles, Portsmouth International Port 10.7 miles, Chichester 13 miles, Southampton airport 25 miles, Central London 64 miles

Reception hall | Reception room | Study  
Kitchen/breakfast/dining room | Utility  
Cloakroom | Principal bedroom with en suite bathroom | 4 Further bedrooms, 1 en suite  
Family shower room | Double garage | Garden  
EPC rating C

## The property

With its attractive façade and modern presentation, 16 Idsworth Close offers light, airy and versatile accommodation ideally suited to family living and present-day lifestyles. The natural hues of wood floor covering in the reception hall, extends into the impressive open-plan kitchen/breakfast and dining space, providing practicality and a pleasing sense of cohesion. This convivial setting offers a relaxed space for hosting family and friends with the kitchen featuring a breakfast bar unit which forms a subtle divide.

Fitted with contemporary cabinetry, topped by stone work surfaces, the kitchen has integrated appliances and is supported by the adjoining utility room which keeps domestic appliances hidden away.

An elegant reception room is centred around a feature fireplace and has glazed sliding doors which provides a seamless connection with the rear garden. An additional flexible-use reception

room currently presents as a study, however could be used as a snug or alternative living space.

The first floor rooms comprise five bedrooms and a well-appointed family shower room, which complements a cloakroom facility on the floor below. The principal room provides a stylish retreat, with luxurious en suite bathroom featuring a freestanding, claw-foot tub and corner shower cubicle.

## Outside

A pathway, bordered by a row of fragrant lavender bushes, leads to the sheltered entrance portal and a driveway provides parking for vehicles in addition to the double garage. The rear garden is attractively landscaped with interlinking circles which provide a brick-edged area of lawn and a paved setting which offers a spot for outdoor dining, entertaining and relaxation whilst also being a perfect spot to enjoy family time. There is a pebbled garden with water feature and beds to the boundaries containing perennial plants, mature shrubs and specimen trees.

## Location

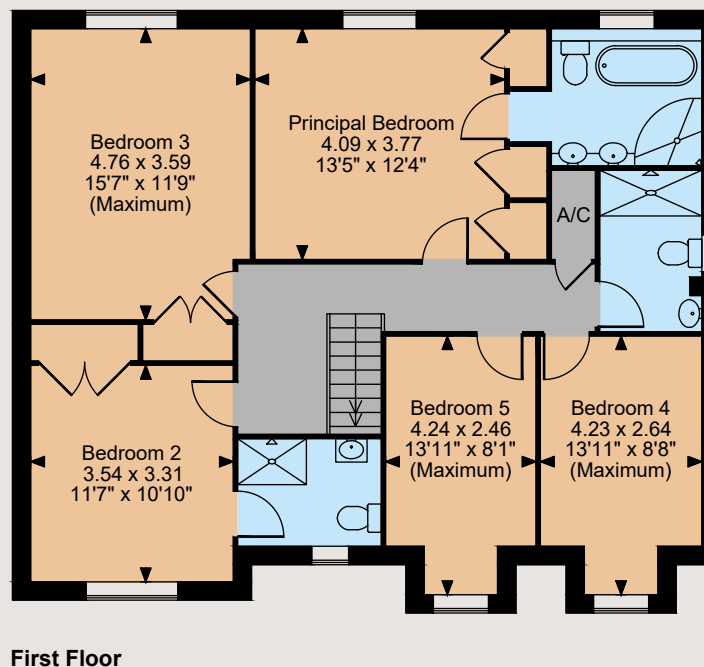
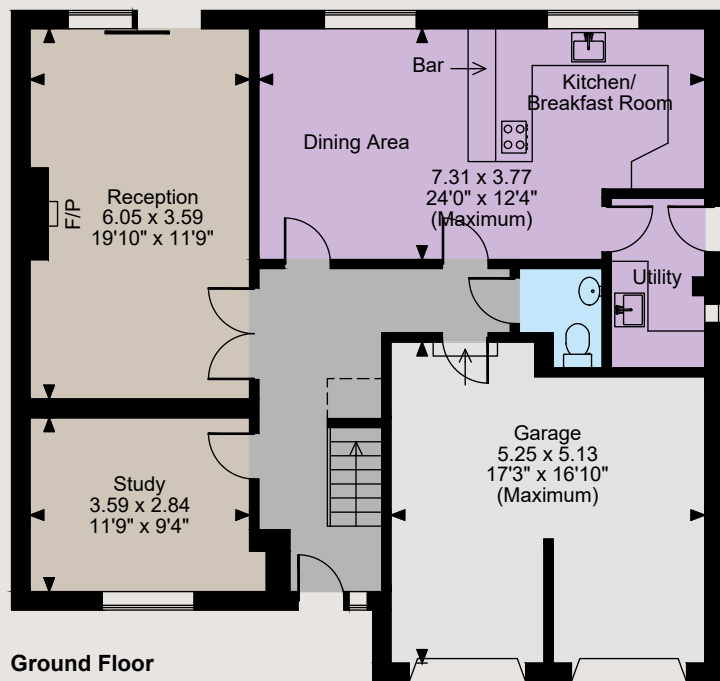
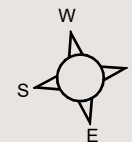
The property is situated on the south-east fringes of Horndean, at the foot of the South Downs and within easy reach of Queen Elizabeth Country Park offering opportunities for walking and nature enthusiasts. Nearby Stansted House, an Edwardian mansion set in 1800 acres of parkland, is well known for its annual garden show, outdoor theatre and concerts, afternoon cream teas, garden centre and farm shop. Local retail and leisure amenities are available at Horndean, whilst Petersfield and Chichester are slightly further afield for additional facilities. Communication links are excellent with the A3(M) providing access to the national road network and for commuters there are train services at Rowlands Castle for journeys into London and to Portsmouth Harbour. Well-regarded schooling in the vicinity includes Ditcham Park School, Bedales School, Churcher's College and Portsmouth Grammar.







Floorplans  
House internal area 1,907 sq ft (177 sq m)  
Garage internal area 273 sq ft (25 sq m)  
Total internal area 2,180 sq ft (203 sq m)  
For identification purposes only



The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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## Directions

From the A3(M), take the exit at junction 2 and follow the B2149 to the exit signposted to Emsworth/Rowlands Castle and Horndean. At the mini roundabout, take the 1st exit onto the B2149/Havant Road and then turn right after approximately 500 metres at the signpost for Idsworth. Follow Rowlands Castle Road and turn right to join Idsworth Close where the property is on the right.

## General

**Local Authority:** East Hants District Council  
**Services:** Mains electricity, gas, water & drainage  
**Council Tax:** Band G  
**Tenure:** Freehold  
**Guide Price:** £750,000

## Chichester office

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