



**229 Catherington Lane, Waterloooville**

Guide Price **£850,000 Freehold**

 **Henry Adams**  
estate agents









## 229 Catherington Lane

Waterlooville

Light & spacious, this beautifully presented four-bedroom detached bungalow sits elegantly on a substantial plot, offering a serene retreat for those seeking a peaceful abode. Embracing a modern lifestyle, the property boasts three reception rooms, perfect for entertaining guests or enjoying family gatherings. The stylish fitted kitchen and utility room are equipped with the latest amenities, ideal for culinary enthusiasts. The property further benefits from a modern en-suite and family bathroom, accommodating the needs of a contemporary family. Additionally, the garage and workshop provide ample space and potential for annexe conversion, catering to various lifestyle requirements.



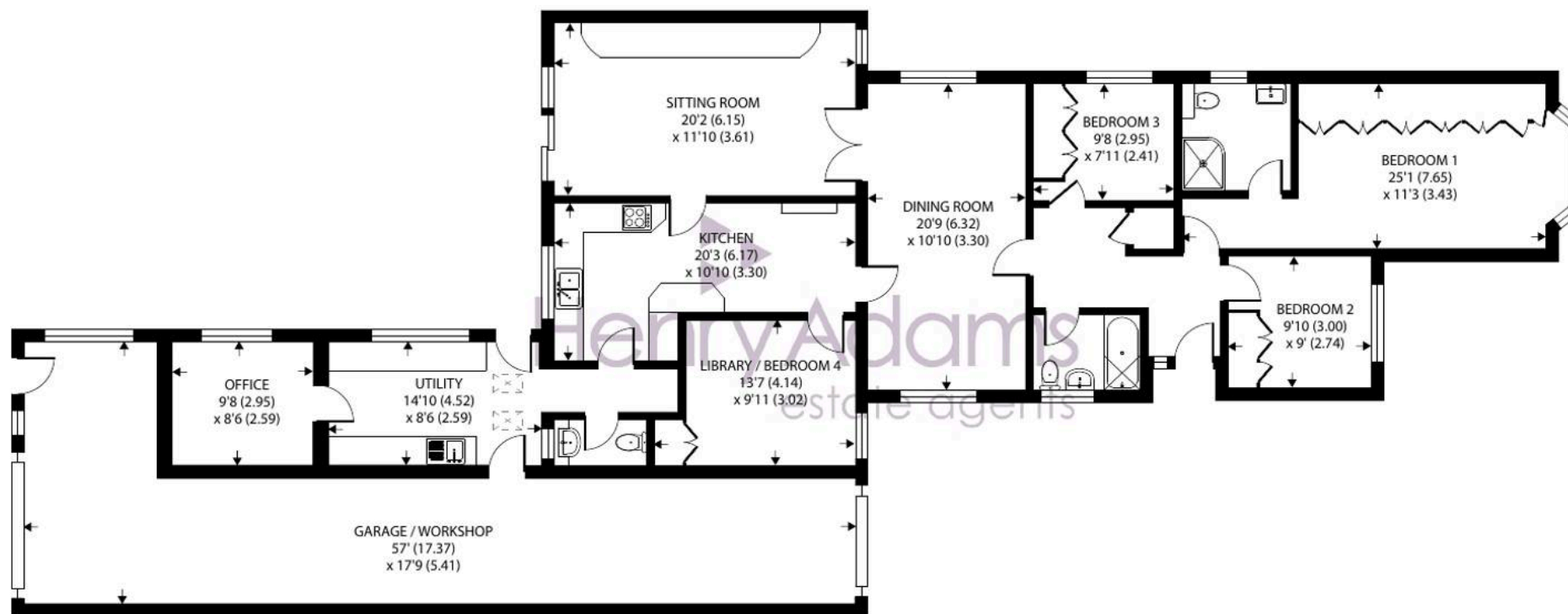
- Light & Spacious Four Bedroom Detached Bungalow
- Beautifully Presented Throughout
- Situated On A Substantial Plot
- Three Reception Rooms
- Stylish Fitted Kitchen & Utility Room
- Modern En-Suite & Family Bathroom
- Garage & Workshop With Annexe Potential
- Extensive Rear Garden With Potential To Extend Further If Desired STP
- Driveway Offering Ample Off Road Parking











## Catherington Lane, Waterlooville, PO8

Approximate Area = 1723 sq ft / 160 sq m

Garage = 580 sq ft / 53.8 sq m

Total = 2303 sq ft / 213.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Henry Adams. REF: 1218781





Council Tax band: D

EPC Energy Efficiency Rating: D

#### Outside

Outside, the property exudes a sense of tranquillity with its large, extensive rear garden, offering ample outdoor space for gardening enthusiasts or those wishing to create their own private oasis. The spacious drive ensures that parking will never be a concern for residents or guests, making day-to-day activities seamless and hassle-free. Enjoy leisurely strolls in the lush green surroundings or set up al fresco dining experiences in the expansive garden space. Whether unwinding under the stars on a summer evening or hosting a barbeque with loved ones, the outside area provides endless possibilities for creating cherished memories.

#### Location

Catherington village lies between Horndean and Clanfield and the village contains a church, public house and school whilst the adjacent countryside can be accessed via one of a number of public footpaths in the area. Access to the A3(M) is approximately 2 miles away and the main towns of Waterlooville to the south and Petersfield to the north are both less than 10 miles away. There are main line railway stations at Havant and Petersfield providing a service from Portsmouth to London Waterloo.







## Henry Adams – Emsworth

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