



Asking Price £450,000

Situated on a desirable corner plot within the sought-after Glenholt area, this attractive four-bedroom detached family home offers well-balanced and beautifully presented accommodation throughout. The property welcomes you via a central entrance hall, leading to a spacious lounge with feature fireplace and bay window, alongside a separate dining room with direct access to the landscaped rear garden—perfect for entertaining. A fitted kitchen includes a built-in double oven and gas hob, while a separate study provides an ideal space for home working. A convenient downstairs cloakroom completes the ground floor. Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, along with a contemporary family bathroom. Externally, the home truly stands out, occupying a generous corner plot with a landscaped, enclosed rear garden featuring patio seating areas and mature planting. To the front, a driveway provides ample parking and leads to an integral garage. Well presented throughout and ideally suited to family living, this superb home combines space, comfort and a highly desirable location.

Frensham Gardens, Glenholt, PL6 7JU

Entrance Porch

A covered entrance porch with part-glazed door leading into:

Entrance Hall

A welcoming central hallway with staircase rising to the first floor, radiator, ceiling light point and access to all principal ground floor rooms.

Cloakroom / WC

Fitted with a low-level WC and wash hand basin, with obscured window, radiator and ceiling light point.

Lounge – 5.06m x 3.80m (16`7" x 12`6")

A spacious and well-presented reception room featuring a front aspect bay window with seating allowing excellent natural light. Feature fireplace with decorative surround, wall lights, radiator, ceiling light point and ample space for seating.

Dining Room – 3.99m x 3.45m (13`1" x 11`4")

A separate formal dining room with rear aspect window and sliding doors providing access and views over the garden. Radiator and ceiling light point.

Study – 2.97m x 2.57m (9`9" x 8`5")

A versatile home office with rear aspect window, radiator and ceiling light point—ideal for remote working.

Kitchen – 2.97m x 2.86m (9`9" x 9`4")

Fitted with a range of wall and base units with work surfaces over. Incorporating a built-in electric double oven and gas hob with extractor over, inset sink and drainer, space for appliances, tiled splashbacks, window to the rear aspect, sliding patio doors opening onto the side garden, radiator and ceiling spotlights.

First Floor

Landing

Spacious landing with access to loft space, airing cupboard, ceiling light point and doors to all rooms.

Bedroom 1 – 3.40m x 3.27m (11`2" x 10`9")

A well-proportioned principal bedroom with front aspect window, fitted storage space, radiator and ceiling light point.

En-Suite Shower Room

Comprising shower enclosure, low-level WC and wash hand basin. Obscured window, heated towel rail and ceiling light point.

Bedroom 2 – 3.09m x 2.74m (10`2" x 9`0")

A comfortable double bedroom with rear aspect window, radiator and ceiling spotlights.

Bedroom 3 – 2.65m x 3.27m (8`8" x 10`9")

A further well-sized bedroom with rear aspect window, radiator and ceiling light point.

Bedroom 4 – 2.78m x 2.74m (9`1" x 9`0")

A generous single bedroom with front aspect window, radiator and ceiling light point.

Family Bathroom

Fitted with a panelled bath with shower over, low-level WC and pedestal wash hand basin. Part tiled walls, obscured window, heated towel rail and ceiling spotlights.

Outside

The property occupies a desirable corner plot, offering a generous and private outdoor space. The rear garden is landscaped and enclosed, featuring a large paved patio area ideal for outdoor dining and entertaining, a well-maintained lawn, mature planting borders, and a variety of shrubs and trees providing privacy and seasonal colour. There is also an outside storage shed and greenhouse. To the front, there is a driveway providing off-road parking for two cars which leads to the integral garage, along with a well-kept lawn and attractive kerb appeal.

Garage – 5.35m x 3.06m (17`7" x 10`0")

Integral garage with electric up-and-over door, power and lighting, and internal access.

Agents Note: The property also benefits from having 16 owned solar panels which also produce an additional income.

The current vendor informs us that the solar panels generated an income of £2200 in 2025 is index linked and the rate guaranteed until 2037.







Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

