





## Claremont

An impressive four bedroom residence in a prime location with direct access to the harbour and set in delightful grounds.



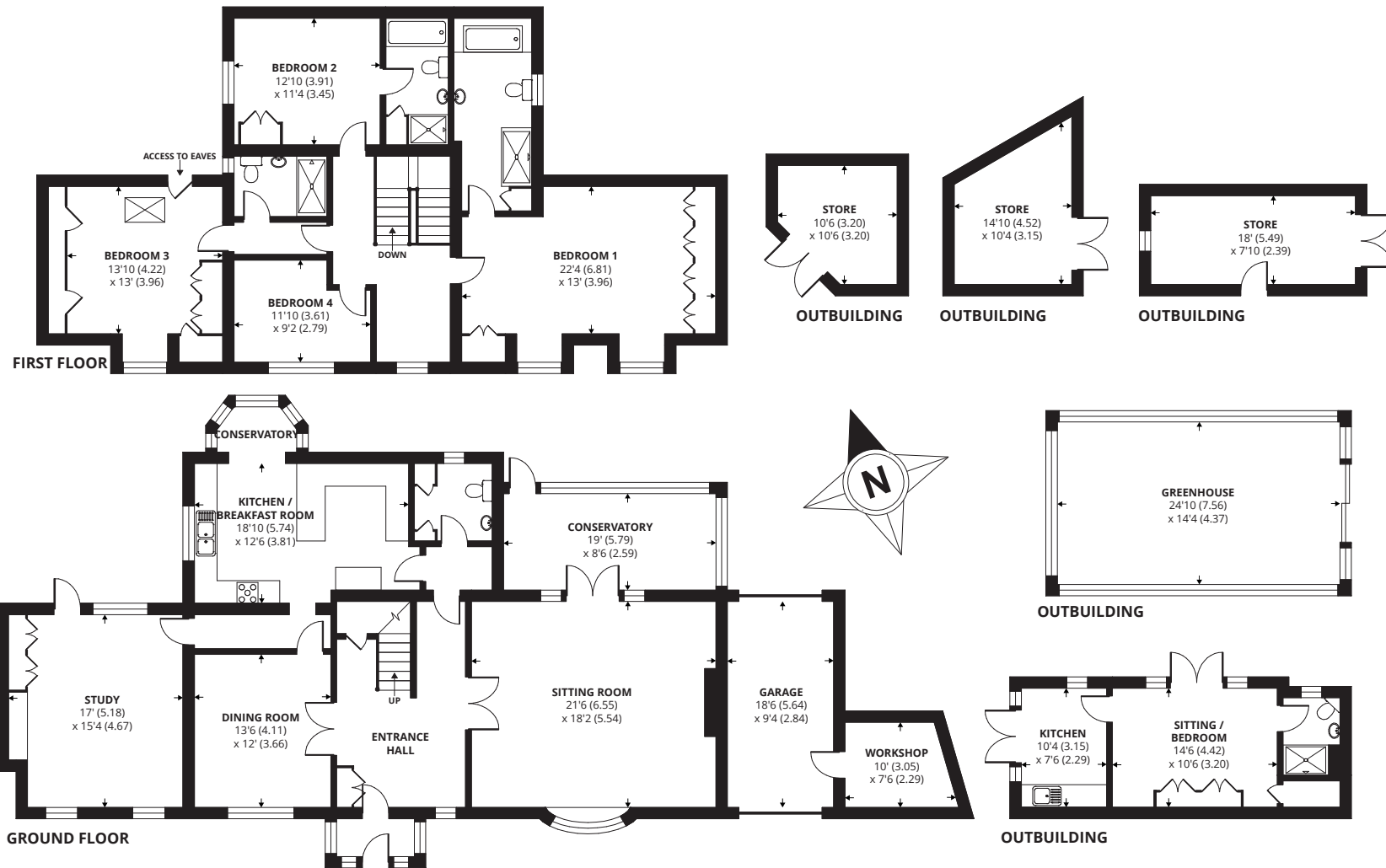
- ▶ Access to the Water with Long Shore Frontage
- ▶ Gated Entrance and Parking for Several Cars
- ▶ Spacious Drawing Room and Conservatory
- ▶ Detached Boat House/Studio
- ▶ Extensive Grounds Designed to Reflect the Shore Setting
- ▶ Four Bedrooms (three with harbour view)
- ▶ Modern Kitchen/Breakfast room
- ▶ Garage and Outbuildings and Large Green House

Claremont is a magnificent detached family home with Southerly views over its own land to Langstone harbour, ideal for any harbour-lover. The property has recently been extended and the grounds landscaped to create an exceptional modern and practical property. The house is approached via electric double gates to a sweeping forecourt with parking for several cars. The glazed entrance porch leads to a generous reception hall which sets the tone of this light and airy home. On one side double doors lead to the elegant drawing room and through to the conservatory and the secluded rear garden. On the other side of the hall double doors open into the dining room which in turn leads through to a well-planned kitchen, breakfast room and conservatory. Beyond the dining room is a large study with views to the rear garden and south to the water. A light and well-proportioned landing is central to the upstairs floor plan. The large master bedroom has excellent storage and a stylish bathroom. All the other bedrooms are double, and one of these also has an ensuite bathroom. Three of the bedrooms, including the master bedroom, have southerly views to the water. A family bathroom completes the first floor accommodation.









## Mill Lane, Langstone, Havant, PO9

APPROX. GROSS INTERNAL FLOOR AREA 3196 SQ FT 296.9 SQ METRES (EXCLUDES OUTBUILDINGS)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Outside

Claremont grounds include a number of outbuildings. The garage has through-access to the back garden and has a convenient workshop area attached. There are a number of small stores in addition to the large greenhouse. Over-looking the shore is a delightful boathouse/studio with kitchen and sitting/ bedroom and shower room, fronted by a versatile decked area . The recently-landscaped grounds include water features, pagoda's, an oriental bridge and a large paved party area close to the long shore frontage.

## Location

Langstone is a delightful and picturesque hamlet in a conservation area, set on the upper reaches of Chichester Harbour with its historic mill and renowned Royal Oak pub, located on the mainland to the north of the bridge across to Hayling Island with superb coastal scenery popular with walkers and birdwatchers alike. Nearby Havant has good local shopping, including a Waitrose, Tesco Superstore and a leisure centre, together with a main line station on the Portsmouth/Waterloo line (London 1 hour 20 minutes). There are excellent road links with the A27 to Southampton, and London, via the A3M, to the west, and Chichester to the east with its Festival Theatre and racing at Goodwood.

## Directions

From our office in Emsworth, head east along the A259 Havant Road, joining the A27 eastbound, leave at the next exit, sign posted Havant and Hayling Island. At the roundabout take the first exit into Langstone Road. Take the third right turn into Mill Lane where the drive for Claremont will be found on the left hand side

20th September 2017



