





Keppel Lodge

An elegant and historical family home comes to the market

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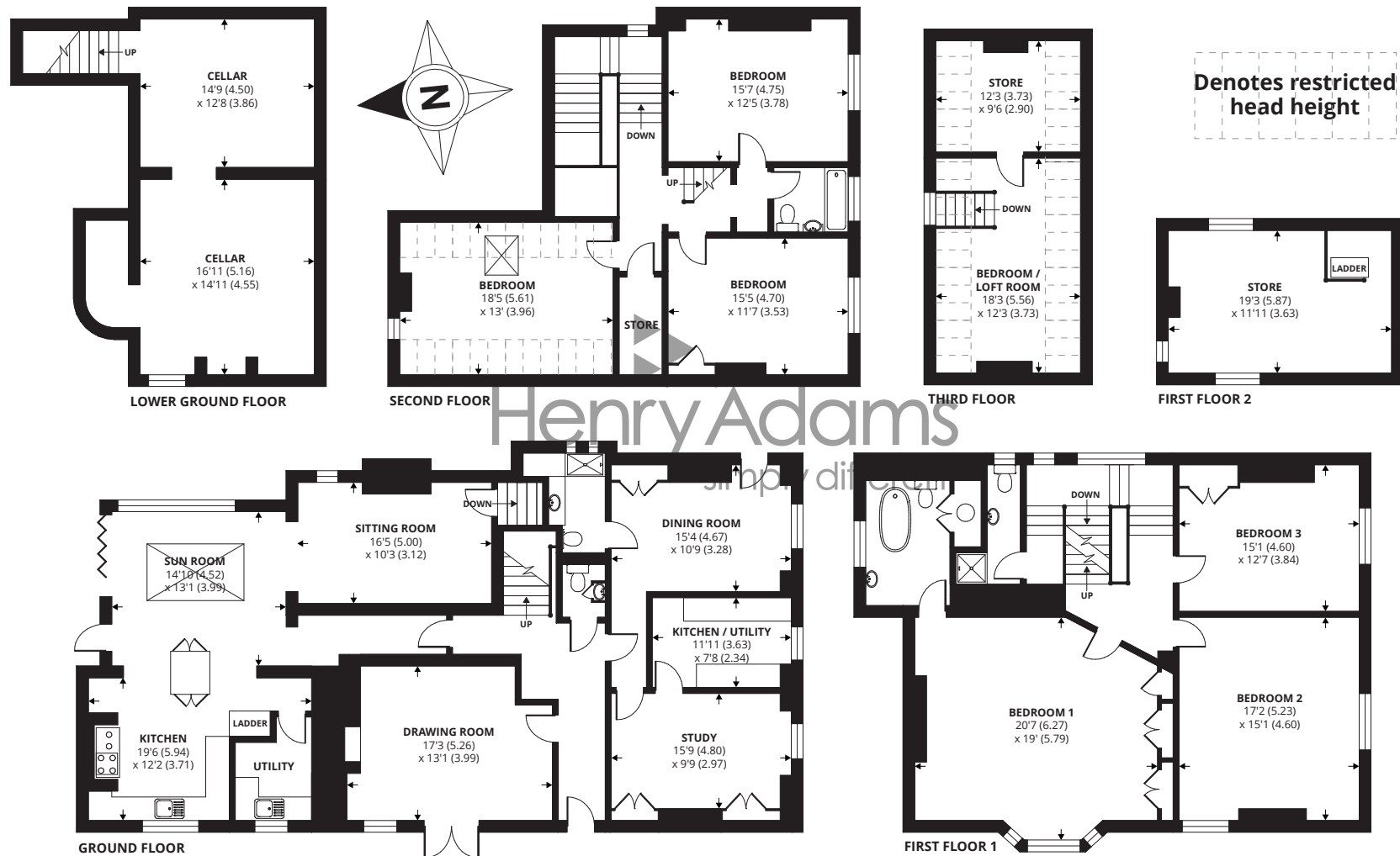
- ▶ **A Period Townhouse Dating from the 18th Century**
- ▶ **Immaculate Modern Kitchen/Breakfast Room**
- ▶ **Utility Room**
- ▶ **Seven Bedrooms**
- ▶ **Annexe**
- ▶ **Maintained to an Exceptional Standard**
- ▶ **Wonderful Reception Rooms**
- ▶ **Loft/Office Above Kitchen**
- ▶ **Master Bedroom Suite**
- ▶ **West Facing Garden**

Commanding the western approaches this delightful, Grade II listed, home offers the complete package for coastal and town living. The house has been extensively refurbished to create an exceptional home with a unique blend of character features, period charm and modern design with the addition of a modern kitchen/dining family room. Impressive wrought iron gates lead to the front door and the handsome flagstone hall sets the scene for the ground floor, with well-proportioned rooms, open fireplaces and wood burner stoves. The heart of the property is the stylish open-plan kitchen and family room. This practical living space is further enhanced by bi-fold doors opening to the secluded walled patio and to the west facing garden beyond. Off the kitchen is a sitting/dining room with open fireplace and door leading to the cellar. At the front of the house the main sitting room has French doors to the west-facing garden. Beyond this the utility room/kitchen is flanked by the study and a formal dining room. These rooms were used formally as an annexe. The accommodation is over three floors, starting with an elegant staircase from the reception hall. The spacious principal bedroom enjoys a large bay window with a western aspect and an enviable en-suite bathroom. Two more double bedrooms and a shower room complete this floor. On the second floor are three further good-size bedrooms, a family bathroom and stairs leading up to the loft bedroom. Throughout this delightful property there are many charming features including the staircase and large, stylish windows with working shutters. Part of the west facing wall of the property is believed to be medieval.









Keppel Lodge, 5 West Street

APPROX. GROSS INTERNAL FLOOR AREA 4598 SQ FT 427.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

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.

Historical Note

Keppel Lodge is named after Augustus Keppel, 1st Viscount Keppel, who was lodged here in 1779 pending court martial when he was accused of misconduct and neglect of duty at the Battle of Ushant during the war of Austrian Succession. His flagship at Ushant was HMS Victory which 27 years later was Nelson's flagship at Trafalgar. Honourably acquitted, he had a successful naval career becoming 1st Sea Lord in 1782 and at one point MP for Chichester from 1755 to 1761.

This practical and perfectly located family home is steeped in history. Viewing is highly recommended.

Situation

Close to the centre of Emsworth, the property is within walking distance of the shops and local facilities which include day to day shopping, local pubs and restaurants, doctors' surgery, dentists, library, bus service and train station. The adjacent foreshore offers extensive sailing and pretty foreshore walks, a marina and two sailing clubs. The Cathedral city of Chichester with its renowned Festival Theatre lies approximately six miles to the east. Havant is approximately three miles distant with mainline railway station to London Waterloo (approximately 70 minutes). The junction with the A27 is approximately 1½ miles to the west providing access to Portsmouth and Southampton, Chichester and Brighton to the east, Petersfield and London to the north via the A3M intersection at Bedhampton.

Directions

From our office in North Street, proceed to the roundabout at the A259 and head straight into Emsworth take the first turning right into West Street where the property will be found at the end of the road on the right hand side.

1st February 2018



