



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
EMSWORTH &
HAYLING ISLAND



Inlands Road
Nutbourne

8 South Street, Emsworth ☎ 01243 374661

Hazle & Co

Orchard End Inlands Road Nutbourne PO18 8RJ

£799,950 Freehold

Detached Office / Annexe | High
Specification | 0.4 Acre Plot Size |
Exceptionally Presented Detached
Bungalow | Detached Double Garage |
Large Workshop | Landscaped Gardens |
Scope for Loft Conversion (Subject to
Planning) | Viewing Advised |

An imaginatively designed and distinctively styled 'L' shaped, detached, character bungalow residence. Overall plot approximately 175ft depth.

With partial brick and rendered elevations set under a cottage style character roof, the property has been the subject of a sympathetically applied modernisation programme which has resulted in an extremely high presentation order which will undoubtedly appeal to the more discriminating buyer. The property benefits from gas fired central heating, and double-glazing to all principal windows.

There is scope for a full roof void conversion (already partially converted) and sub-divided:

The numerous character features of this outstanding home combine the result of intuitive flair and bold simplicity which is self-evident upon the inspection of the interior.

The landscape gardens are a very significant feature, amounting in all to 0.4 of an acre.

THE ACCOMMODATION BRIEFLY COMPRISES

PORCH Fully enclosed with double glazed door and windows to the front. Solid oak front door to hall.

HALL With engineered oak flooring throughout and oak panelled doors to the principle rooms. Access hatch to loft with opaque panel providing borrowed light from the loft rooms. Bespoke double cloaks cupboards. Radiator.

LOUNGE Beautiful double aspect room with picture window to the southern elevation and tri-folding glazed doors to the conservatory. Contemporarily styled gas fireplace with living flame gas fire inset. Wall light points. Smooth skimmed coved ceiling. Internal glazed double doors to:

DINING ROOM Solid oak flooring throughout. Double glazed picture windows and French doors to the southern patio and koi pond.

KITCHEN Bespoke range of solid oak fronted wall and base units with granite worksurfaces. Integrated full height fridge and freezer. Eye level double fan assisted ovens and microwave. Integrated dishwasher. Two inset Belfast sink units with swan neck mixer tap over and water softener plus waste disposal unit. Ceramic tiled floor with electric underfloor heating. 5 Ring halogen hob with extractor hood over. Door to utility room.

CONSERVATORY uPVC base frames incorporating double glazed units, Double glazed roof with solid timber framed high pitched vaulted ceiling and opening roof light. Multi point ceiling fan light. French doors to garden.

UTILITY ROOM Range of oak fronted units and granite worktops matching the kitchen. Space and plumbing for appliances. Double glazed window to rear. Double glazed door to garden with venetian blind integral to the glazing. Radiator.

BEDROOM 1 With hand crafted range of solid oak fitted wardrobes, dressing table and bedside cabinets. "Airforce" wall mounted air-conditioning unit. Double glazed window to the front elevation. Radiator. Door to en-suite with a suite of double sized walk in shower cubicle, semi-recessed sink with vanity storage below. Dual flush WC. Chrome ladder towel rail. Double glazed window to the rear.

BEDROOM 2 With bespoke integrated triple wardrobe with recessed lighting pelmet above. Double glazed window overlooking the front garden. Radiator.

BEDROOM 3 Double glazed window to the rear. Radiator.

BATHROOM Contemporary suite of double ended whirlpool

bath with oak panel surround. Concealed cistern WC. Semi-recessed sink with vanity and medicine storage. Walk in double shower cubicle with monsoon shower head. Two ladder towel rails. Double glazed window to the side.

LOFT Currently arranged as 3 distinct areas, one being eaves storage housing Worcester Bosch boiler, the second was previously a dark room and has power points plus a central extractor fan, finally the main space has Velux windows front and rear with the additional benefit of a double radiator.

OUTSIDE

OFFICE / ANNEX Main space some 18ft2 x 16ft10 with 4 fully networked office stations. Dual aspect with double glazed windows to the front and side. Doors to kitchenette with a range of wall and base units and space for fridge and freezer, plus sink unit. Cupboard housing Worcester Bosch combination boiler servicing the office annexe alone. Cloakroom with WC and wash hand basin plus space for shower cubicle. Underfloor heating throughout.

DOUBLE GARAGE 18' 8" x 18' 8" (5.69m x 5.69m) With electric up and over door, power and light plus work bench and loft storage. Double glazed door to the side.

WORKSHOP 17' 9" x 13' 2" (5.41m x 4.01m) Twin doors to the front and double-glazed windows to front and side. Comprehensive work benches and rafter storage, behind the work shop is an attached shed and a large rain water tank fed by the guttering from the annexe and workshops.

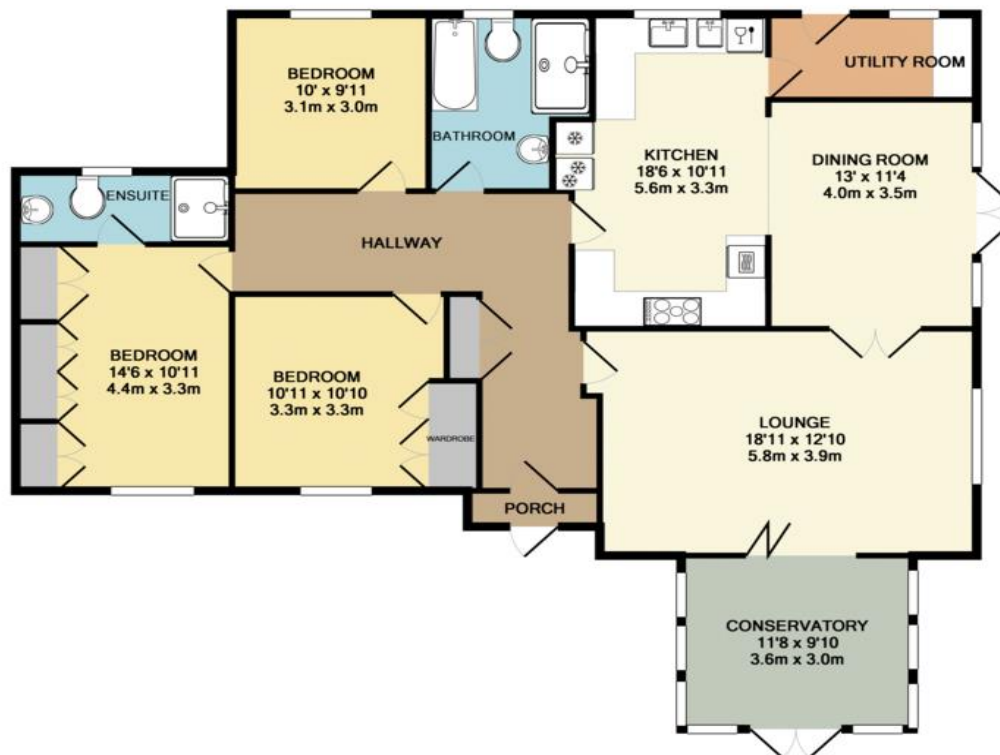
GARDENS The landscaped gardens front and rear are a delight. They have many distinct areas including a secluded terrace with integrated LED multi coloured lighting. There is a large Koi pond with wrought iron bridge over. There are formal lawn areas with beautiful shrub and flower borders plus fruiting trees including apple, pear, fig and damson. There is a southerly aspect patio area from the dining room. The gardens front and rear are well secluded from the road and extremely private. To the side of the property is a double width driveway that extends to the rear providing vehicular access to the garage and annexe and parking for several vehicles.

PLOT SIZE Overall depth 175ft x 97ft approximately.

N.B Hazle & Co are advised that all mains services are connected.







TOTAL APPROX. FLOOR AREA 2424 SQ.FT. (225.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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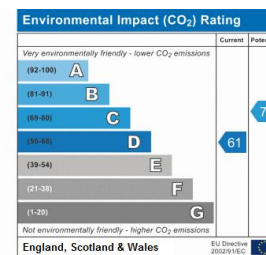
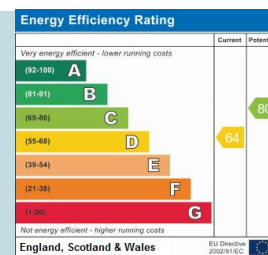


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Tax Band: F - £2,451 - Local Authority: Chichester District Council

Viewing Arrangements strictly by appointment through Hazle & Co.

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8 South Street, Emsworth  01243 374661



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