



1 Parkside Cottages Eastleigh Road

Denvilles, Havant, PO9 2NY

Offers in excess of £860,000



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REDUCED TO ATTRACT 'PROCEEDABLE' BUYERS

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This property was under offer in February 2025 but the chain collapsed so the price has been reduced to attract proceedable buyers.

Welcome to Parkside Cottages...

Nestled in the picturesque countryside of Denvilles, just north of Emsworth, this delightful four-bedroom flint cottage offers an exceptional semi-rural living experience. Situated along Eastleigh Road, the property is a harmonious blend of traditional charm and contemporary functionality, making it an ideal family home.

Stepping through the solid timber multi-lock front door you arrive in a welcoming tiled entrance hall, where stairs ascend to the first floor and doors lead to all ground-floor rooms. At the front of the property, the snug/lounge exudes warmth and character. This cozy room features a fireplace with a log-burner and a solid oak mantelpiece, exposed beams, and double-glazed French doors that open to the front garden, creating an inviting space to unwind of an evening.

The open-plan kitchen, dining, and family room forms the heart of the home and showcases the property's extension. Bright and airy, this space benefits from underfloor heating, skylights, triple-aspect double-glazed windows, and French doors that lead to the rear garden. The kitchen is fitted with blue/grey Shaker-style cabinetry, luxurious Silestone quartz countertops, and a double Butler sink. A central island with a state-of-the-art induction hob, integrated wine coolers, and a breakfast bar provides both functionality and style. Integrated appliances include a dishwasher, full-length fridge, and a double oven with a microwave function. The adjacent dining area, separated by a charming

double chimney breast with feature fireplaces, creates an intimate setting for meals.

A separate utility room/pantry and a ground-floor cloakroom are conveniently located off the kitchen. The utility room offers ample storage and space for appliances, while the cloakroom includes sliding wardrobe doors concealing the underfloor heating system and hot water mechanics, along with additional shelving. A second solid timber multi-lock door provides easy access to the rear garden.

The first floor features four bedrooms, each with its own unique character. The stunning Master Bedroom bedroom enjoys a vaulted ceiling with exposed timbers and overlooks the front garden.

The Guest/2nd Bedroom boasts a vaulted ceiling with exposed beams and an en-suite shower room, complete with a walk-in shower, low-level WC, wash basin, and heated towel rail. A storage area above the en-suite adds practicality.

The third bedroom, located at the rear of the property, offers a tranquil view of the garden and includes fitted wardrobes, making it a versatile twin or double room.

The fourth bedroom, currently used as a dressing room with floor-to-ceiling wardrobes, could easily be transformed into a nursery, office, or single bedroom.

The renovated family bathroom is a standout feature, combining luxury and elegance. With a semi-vaulted ceiling, a freestanding roll-top bath as the centerpiece, a double walk-in shower cubicle, his-and-hers basins each with an anti-condensation mirror and built in lighting, this space is both functional and stunning.

Tel: 02394 217317

Externally the property is approached via a private five-bar wooden gate and a generous shingle driveway with parking for multiple vehicles. The oak-framed car barn includes covered parking for two cars, an EV fast charger, a garage-sized storeroom, and a separate log store. The storeroom, currently utilized as a gym, offers potential for conversion into an annexe, home office or games room (subject to permissions). The south-facing front garden is primarily laid to lawn, with a footpath winding to the front door and around the property.

The rear garden is a spacious haven, thoughtfully designed to maximize enjoyment throughout the day. An Indian sandstone patio leads from the kitchen-diner family room, ascending sandstone steps to a raised gazebo—perfect for al fresco dining or relaxing with a glass of wine. The garden also features lush lawns and secluded seating areas, ideal for children to play or for quiet retreats. A double gate at the rear provides additional parking access.

In summary this four-bedroom cottage in Emsworth combines timeless charm with modern conveniences, offering spacious living areas, high-quality finishes, and a serene countryside location. Whether enjoying the light-filled open-plan living spaces, the beautifully landscaped gardens, or the nearby natural beauty of the South Downs, this property provides an idyllic setting to call home.

Location

Location

Situated in Denvilles, bordering the village of Emsworth, this cottage enjoys the best of both worlds: a serene semi-rural setting with convenient access to nearby amenities. Emsworth, a charming coastal village, offers a bustling harbour, delightful restaurants, boutique shops, and welcoming pubs. Nature lovers will appreciate the proximity to Blackbush Copse and Hollybank Woods, just a three-minute walk away, offering miles of scenic trails. Stansted House, with its Pavilion Café and garden centre, is only three miles away.

For commuters, Warblington train station is a ten-minute walk, while Havant mainline station provides fast services to London Waterloo in just 77 minutes. The A27 and A3M are easily accessible, offering excellent road connections to Portsmouth, Brighton, and London.



Road Map



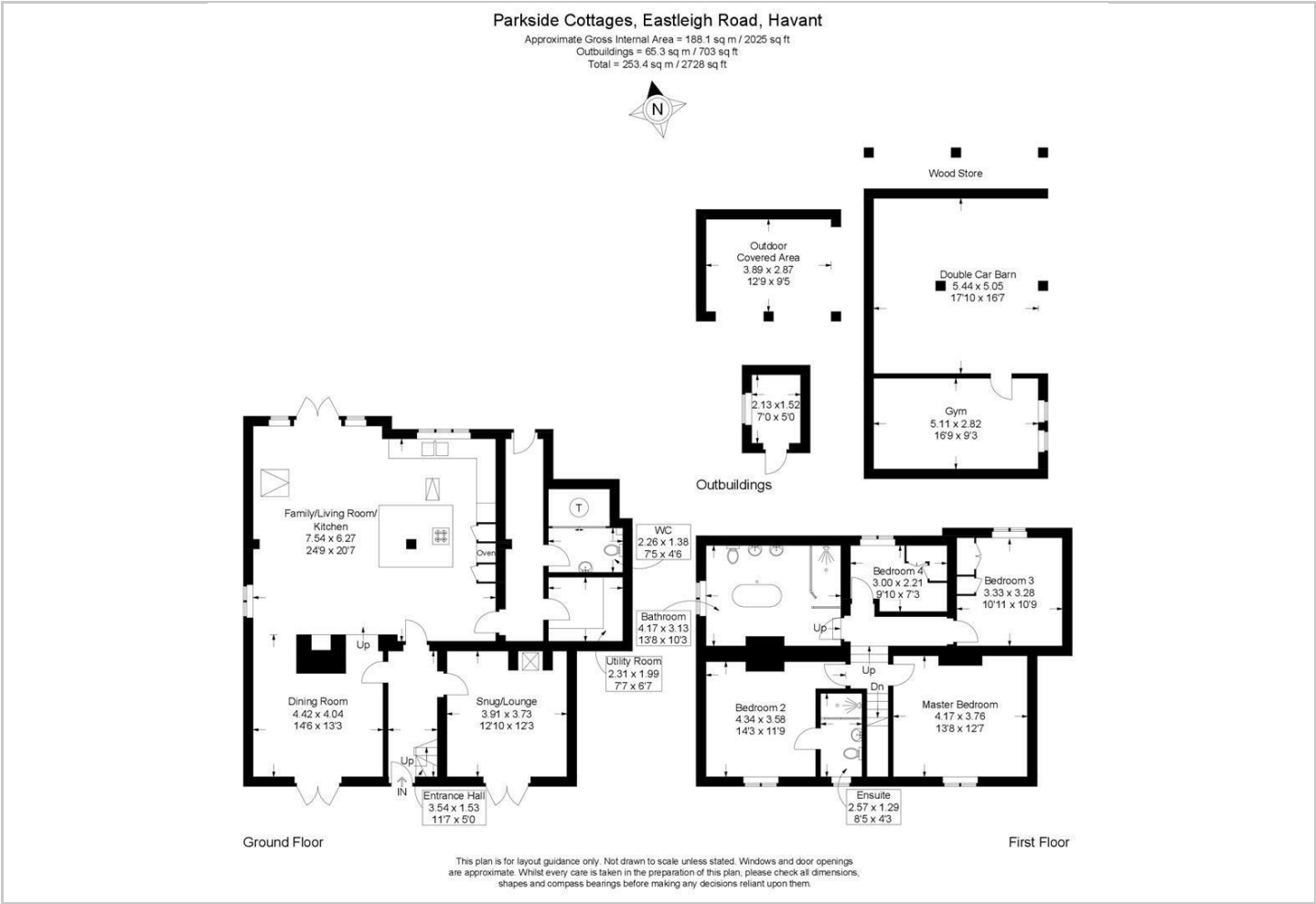
Hybrid Map



Terrain Map



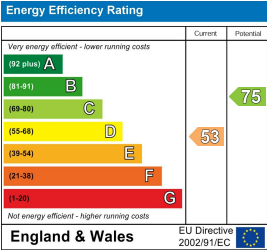
Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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