



Doric House

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- ▶ Beautifully Presented Four Bedroom Detached House
- ▶ Sitting Room With Bi-Fold Doors To Garden
- ▶ Utility Room
- ▶ Bespoke Summer House
- ▶ Driveway Providing Ample Parking
- ▶ Light & Spacious Entrance Hall
- ▶ Stylish Fitted Kitchen With Integrated Appliances
- ▶ Two En-Suite Bedrooms & Family Bathroom
- ▶ Landscaped Low Maintenance Garden
- ▶ Requested Location

Nestled in a sought-after location, this beautifully presented four-bedroom detached house offers an exceptional living experience. Upon entering, you are greeted by a light and spacious entrance hall which sets the tone for the rest of the property. The sitting room boasts bi-fold doors that seamlessly connect the indoor and outdoor spaces, flooding the room with natural light and offering a perfect setting for relaxation. The stylish fitted kitchen comes complete with integrated appliances with bi-fold doors to garden, making it an ideal space for socialising with family and friends, while the adjacent utility room adds convenience to daily living. Two en-suite bedrooms, along with a family bathroom, cater to both comfort and privacy, ensuring a space that meets every need. Additionally, a bespoke summer house invites you to enjoy moments of tranquillity within the confines of your own home.

The landscaped low maintenance garden provides a tranquil oasis for outdoor enjoyment, ideal for al-fresco dining or simply soaking up the serenity of the surroundings. A driveway is also at your disposal, offering ample parking for your convenience.





7 Ellesmere Orchard, Emsworth

Approximate Area = 1380 sq ft / 128.2 sq m

Outbuilding = 87 sq ft / 8 sq m

Total = 1467 sq ft / 136.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Henry Adams. REF: 1131290

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.

Situation

Westbourne is a picturesque village sat on the periphery of the Southdowns National park and the Hampshire/West Sussex border. The village offers a wealth of local amenities including a renowned bakery, church, Doctor's surgery and thriving shopping parade. The property is conveniently situated for easy access to the cathedral city of Chichester with it's Festival Theatre, racing at Goodwood and polo at Cowdray in Midhurst. The bustling harbour side town of Emsworth, a short distance to the south, lies on the upper reaches of Chichester Harbour with two sailing club. Access to London is good with the A3(M) within a few miles of the property and Victoria and Waterloo rail services available at Emsworth and Havant respectively.

16th May 2024



To arrange a viewing call **01243 377773** View details online at [henryadams.co.uk](https://www.henryadams.co.uk)