





16 Christopher Way

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- ▶ **Beautifully Presented Five Bedroom Detached House**
- ▶ **Stylish Open Plan Fitted Kitchen / Dining / Family Room**
- ▶ **Extended And Modernised To A High Specification**
- ▶ **Landscaped Rear Garden**
- ▶ **Utility Room & Large Workshop**
- ▶ **Three Reception Rooms**
- ▶ **Bi-Fold Doors To Garden**
- ▶ **Modern En-Suite To Bedroom Room**
- ▶ **Family Bathroom**
- ▶ **Carport & Drive Providing Ample Parking**

Nestled on a peaceful street in the heart of a sought-after neighbourhood, this beautifully presented five-bedroom detached house exudes contemporary charm and elegance. The property boasts a wealth of living space, including three reception rooms that offer versatility for both formal entertaining and relaxed family living. The focal point of the home is the stylish open-plan fitted kitchen / dining / family room, where gatherings with loved ones are effortlessly hosted. Bi-fold doors lead from this inviting space to the landscaped rear garden, merging indoor and outdoor living seamlessly.

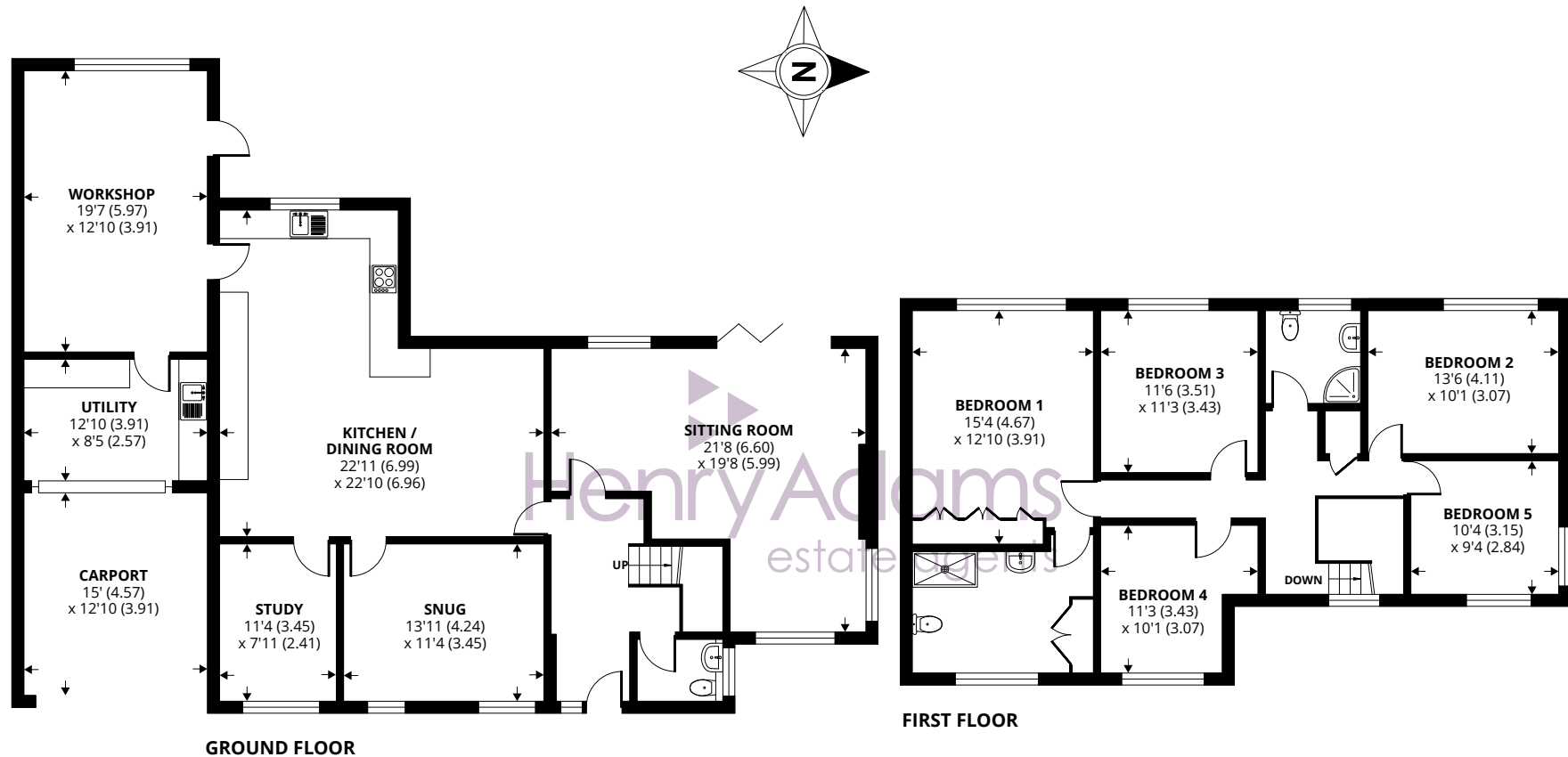
Having been extended and modernised to a high specification, the property offers modern amenities and features throughout. Upstairs, the luxurious bedroom one is complemented by a modern en-suite bathroom, while four additional bedrooms provide ample accommodation for a growing family or visiting guests. A family bathroom completes the upper level.

Outside, the secure landscaped rear garden provides a tranquil oasis for relaxation and al fresco dining, while a carport and driveway offer ample parking space for multiple vehicles. This home is a perfect blend of style, comfort, and functionality, providing a sanctuary for modern living in a prime location.









16 Christopher Way, Emsworth, PO10 7QZ

Approximate Area = 2585 sq ft / 240.1 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Henry Adams. REF: 1161841

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

Christopher Way, off New Brighton Road, is a family-friendly residential road in a popular part of Emsworth just north of the town centre. It is served by the well-renowned St James' Primary School. Emsworth itself is a picturesque former fishing village with amenities for all day-to-day needs including several butchers, greengrocers, two small supermarkets, several public houses and restaurants. The railway station connects Emsworth with Chichester in the east and Portsmouth and Southampton in the west, with mainline connections provided via Havant, where you will also find more comprehensive shopping and leisure facilities.

25th July 2024

