



26 The Mallards, Langstone, Havant

Guide Price £825,000 Freehold

 Henry Adams  
estate agents







## 26 The Mallards

Langstone, Havant

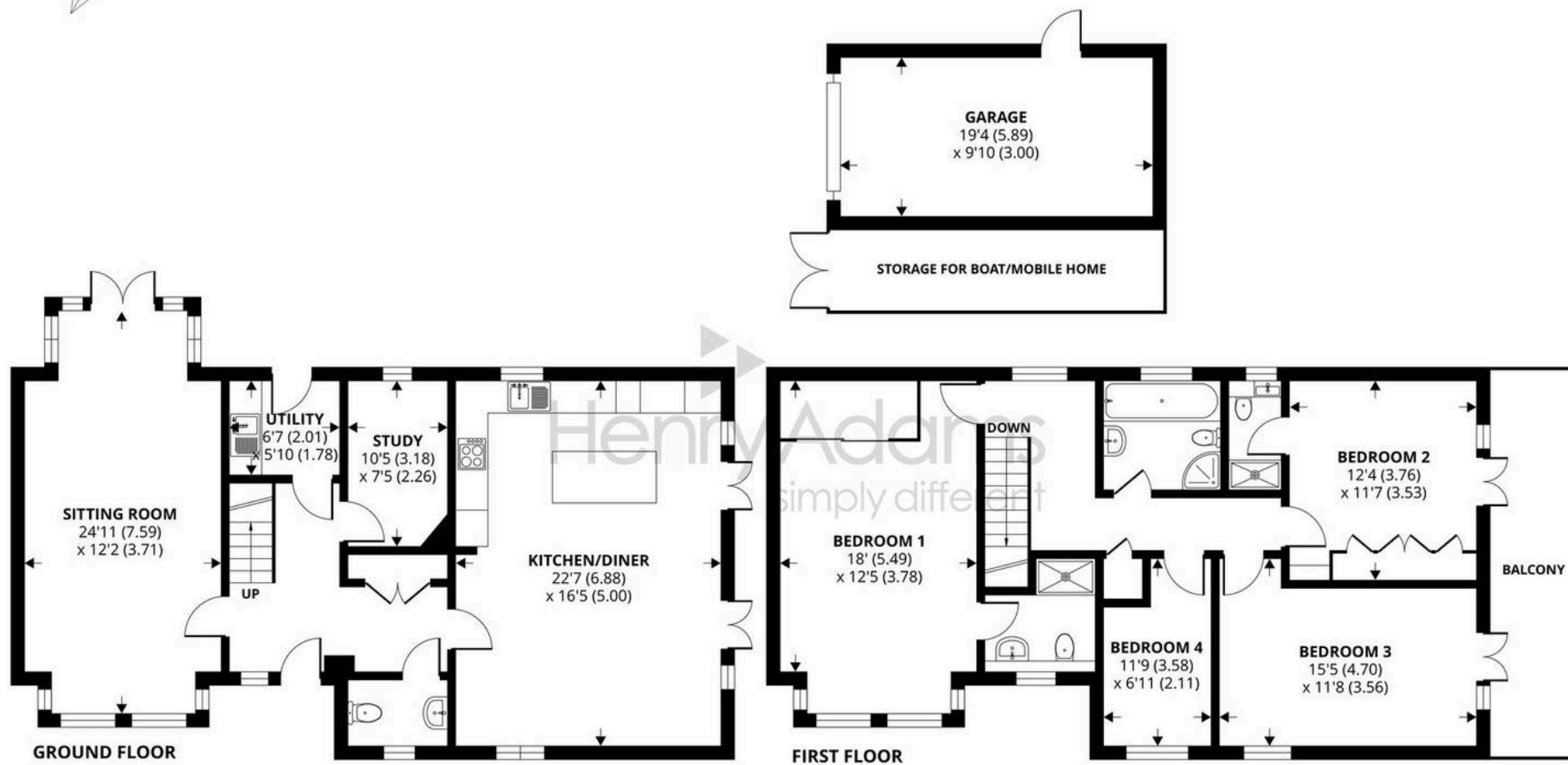
- Four Bedroom Detached House
- Beautifully Presented
- Stylish Open Plan Kitchen / Family / Dining Area
- Study
- Two En-Suite Bedrooms
- Modern Family Bathroom
- Private Garden With Seating Area
- Garage & Drive Providing Ample Parking
- Requested Location

An impressive four bedroom detached family home set in a superbly secluded cul-de sac location close to the harbour shore and in easy reach of all local amenities. The porched front door reveals a broad reception hall that immediately sets a tone of quality and style for a wonderful family home that has recently been comprehensively refurbished. The practical, contemporary kitchen is exceptional, with a central Island, large dining area and two sets of double doors leading out to the garden. The dual aspect living room has a square bay windows, fuel-effect gas fireplace and double doors out to the rear patio area. Between these are a good-sized utility room with its own outside access, and a private study. A large cloaks cupboard and a separate cloakroom complete this floor. On the first floor, leading off a good-sized landing, are four bedrooms three double and a large single. The principal bedroom and one other double have ensuite facilities and two of the bedrooms have doors out onto the balcony over looking the garden.









## The Mallards, Havant

Approximate Area = 2033 sq ft / 189 sq m (includes garage)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Henry Adams. REF: 715513



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### Outside

The private rear garden is largely laid to lawn with a broad patio area and secluded decked area. Mature hedging and shrubs border the garden. There is gated access to the front of the property and a door to the side of the garage from the garden. The front of the property has mature planting, ample parking by the garage and an adjacent gated secure storage area ideal for a boat or camper van.

### Location

Langstone is a delightful and picturesque hamlet in a conservation area, set on the upper reaches of Chichester Harbour with its historic mill and renowned Royal Oak pub, located on the mainland to the north of the bridge across to Hayling Island with superb coastal scenery popular with walkers and birdwatchers. Nearby Havant has good local shopping, including a Waitrose and a leisure centre and a main line station on the Portsmouth/Waterloo line. There are excellent road links with the A27 to Southampton, and London, via the A3M, to the west, and Chichester to the east with its Festival Theatre and racing at Goodwood.

Council Tax band: F

EPC Energy Efficiency Rating: C







## Henry Adams - Emsworth

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