



Watergall Cottage, 8 Wade Court Road, Havant PO9 2SU



Watergall Cottage

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Watergall Cottage, Wade Court

Freehold | Council Tax Band G

This fine family home dates back to the turn of the 20th Century, and is one of the original homes constructed within the prestigious Wade Court Residential Estate.

It stands on a large corner plot, mainly screened from the private roadway, and offers its new residents excellent accommodation of about 4207 sq. ft. laid out over three floors.

The same family have lived here since 1983 and they recollect many good times enjoyed by three generations both at home and in the surrounding area.

There is a period charm about the house and it retains a good number of original features throughout. Some updating could create a more modern-day living interior, and there is ample scope for creativity here.

The large split-level annexe offers uses such as generational living, hobbies / games area, work studio or teenage den, and has a sauna, shower room and WC.

For outdoor entertaining there is a good spacious patio area, which can be accessed from the sitting room, the kitchen and also the annexe, and there is a heated swimming pool all set within mature, well-tended gardens.

The detached garage can cope with more than just cars. There is an extensive full-height upper floor which can also be used for a wide range of purposes.

Within a short stroll there is a footpath which leads to Langstone harbourside and Nature Reserve, and on to the beaches at Hayling Island. This is a great location for family members who enjoy the outdoors, whether on land or sea!

Surfing, kayaking, sailing and paddle-boarding are regular pastimes on the waterfront and there are several excellent sailing clubs in the area. Racquet sport enthusiasts can stroll to The Avenue Lawn Tennis Club just along the road and The South Downs National Park is within easy reach. Havant town centre and mainline station, the M27 south-coast road and the A3 to London are all mere minutes away.



STEP INSIDE

Step through the original solid Oak front door into a spacious hallway, which sets the tone for what lies ahead.

All rooms are of generous proportions and the hallway allows ample space for greeting your visitors.

The large *Sitting Room* has a triple-aspect and therefore benefits from a good deal of natural light. There is a raised dining area to one end and patio doors leading to the pool area to the other.

The *Study/Snug*, a bright room, is front facing with a view over the driveway towards the entrance gates.

A rear hallway, with *Cloakroom/WC* leads to the *Kitchen/Family Room*, as always the hub of the home, which has a good range of kitchen units and appliances and ample space for cooking, dining and relaxation. Patio doors lead onto the terrace and to the large *Annexe* which has an outlook towards the swimming pool and adequate square footage to create a desirable and usable space for your own needs. It also benefits from a sauna, shower room, changing area and WC, all ideally located near to the swimming pool.







Rising to the first floor, the *Family Bathroom* is located on the landing.

The Main Bedroom Suite runs the width of the west side of the property (c.35 ft.) and incorporates a spacious bedroom, an ensuite bathroom and a large central dressing room with a range of fitted wardrobes complimenting those in the bedroom.



Bedroom Two has a double aspect with a large bay window overlooking the pool area.

Bedroom Three also overlooks the terrace and both have a good range of fitted wardrobes.



The staircase rises further to the top floor.

Differing from many properties with more than one upper floor, this area has good access and head height.

Bedrooms Four and Five are also doubles, with Bedroom Four having an *ensuite bathroom* and an *ante-room* which would make an ideal walk-in wardrobe/dressing area or private study.

STEP OUTSIDE

At the front, the house is approached via wooden five-bar gates onto a gravel driveway, with ample parking for several vehicles. The garden and borders are mature and well-stocked with a variety of trees and shrubs including fine examples of Magnolias and Wisterias. The front garden wraps around the south side of the house, leading to the terrace and swimming pool area.

There is a separate enclosed garden with lawn, fruit cages and garden shed at the rear of the garage and adjoining the Annexe, which could be allotted for the use of the Annexe residents, if so desired.

The detached garage, with its fully boarded upper floor, stands adjacent to the house with parking to the front, and the large main driveway also offers further extensive parking if required. A gate leads to an external covered walkway to the back of the garage and to the rear entrance of the house and annexe.





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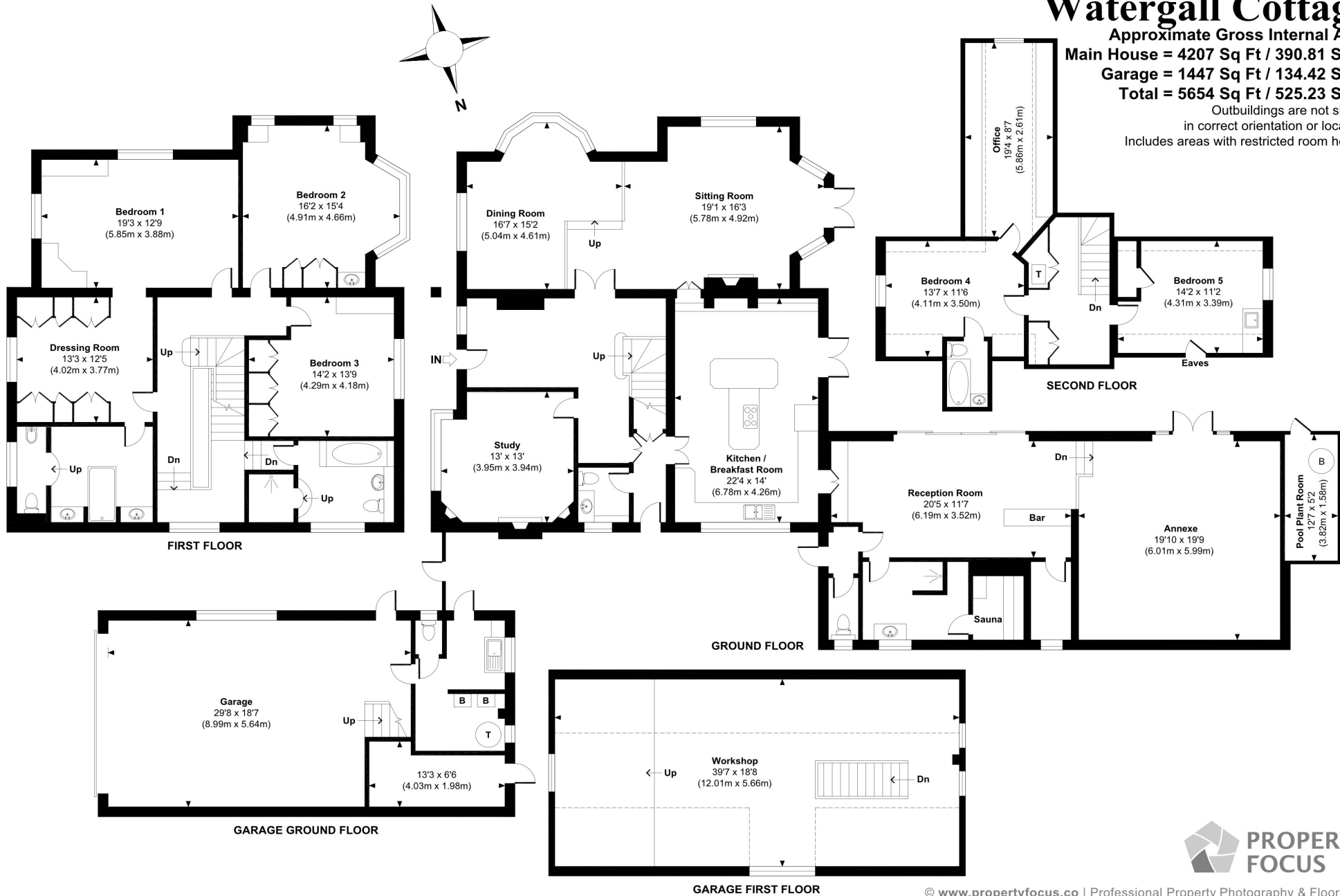
Approximate Gross Internal Area

Main House = 4207 Sq Ft / 390.81 Sq M

Garage = 1447 Sq Ft / 134.42 Sq M

Total = 5654 Sq Ft / 525.23 Sq M

Outbuildings are not shown
in correct orientation or location.
Includes areas with restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Additional Information

Havant Borough Council

Council Tax Band: G

Tenure: Freehold

EPC Rating: D

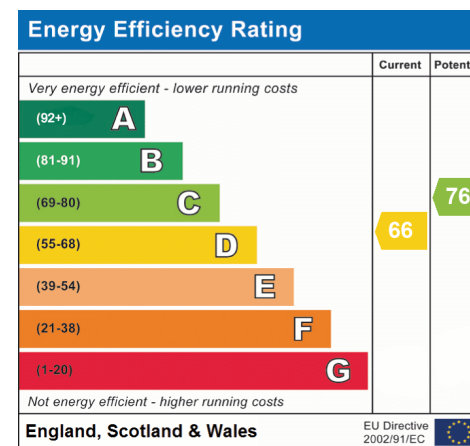
Services: Mains water, drainage, gas, electricity

Gas-fired heating

Solar Panels

Flood Risk: Check [your long-term flood risk assessment - GOV.UK](#)

Private Estate Contribution: tbc



Location

Havant (town centre 0.5 mls) Offers a good selection of retail and recreational facilities. There is a mainline station with regular services to London in about 1 hr 20 mins.

Emsworth (c.1 ml) A small harbour town with a variety of independent stores and restaurants, and two sailing clubs.

Chichester (c. 10 mls) The historic Cathedral City, is close by with its extensive array of shopping and dining options. The Festival Theatre, one of the UK's flagship theatres, offers an exceptional quality productions and Pallant House Gallery displays one of the best modern art collections in the country. www.visitchichester.org

Goodwood (c. 12 mls) World renowned as a sporting estate, has brought together a spectacular range of sporting activities including horseracing, motor racing, golf, flying, and shooting, as well as attracting over half a million visitors each year to its festival events: The Festival of Speed, The Goodwood Revival and the Glorious Goodwood Horseracing event.

The Nearby Coastline has long since been a great attraction for water enthusiasts and families enjoying days out. Walkers can enjoy the miles of coastal footpaths and those keen on sailing have a choice of clubs at Emsworth, Hayling Island and Chichester.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copy-right © 2021 Fine & Country Ltd.



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