



Hindon House, 30 Havant Road, Emsworth PO10 7JE

FINE & COUNTRY

Hindon House

Price Guide £1,775,000 | Freehold | Council Tax Band G

Impressive family home

Large well-tended gardens

Spacious and flexible accommodation throughout

Integrated double garage plus ample off-road parking

Close to Emsworth centre

Harbour waterside nearby

Short walk to mainline station

Major road links nearby

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Standing well back from the roadside with large gardens to both the front and rear, Hindon House is a spacious family home of just under 4000 sq. ft. of internal living space which is arranged over three floors. The current owners have carried out extensive improvements and refurbishments taking one year to complete and include; a new roof, an extension and upper-floor conversion, new triple-glazed windows, new doors, under-floor heating, re-modelled and re-fitted kitchen and bathrooms, solar panel installation and relocation of the Conservatory to adjoin the Kitchen.

The centre of Emsworth, with its boutique-style shops, is a short stroll just past the Mill Pond, which leads to the harbourside and Emsworth Sailing Club. It is ideally placed for access to all the local amenities, and for taking enjoyment from all that this charming harbourside village has to offer. A little further afield, but still within easy reach are the Cathedral City of Chichester, Goodwood Racecourse and Estate and vast sways of the surrounding rolling countryside of The South Downs National Park.





The ground floor provides an super-sized hallway leading to *Three Separate Reception Rooms*, one to the front of the house and two to the back. The *Sitting Room* having a wood-burning stove and a range of built-in display and storage units. The Kitchen/Family Room sits to the rear of the house and leads into the *Conservatory* and to the garden patio beyond. This is an ideal area for entertaining either indoors or out. The kitchen is well-designed and fitted with an extensive range of storage units, large work top areas and a family dining table set in a angled bay overlooking the garden. Beyond the kitchen is a very useful *Utility Room* with a *Shower Room* and access into the integrated garage.







On the first floor, the Main Bedroom Suite consists of the bedroom, large dressing room and a full ensuite bathroom. Bedroom Two also has an Ensuite Bathroom, whilst Two Further Bedrooms share the Family Bathroom.



On the second floor, Bedrooms Five and Six are also generous in proportions and share a central Shower Room.

Most of the bedrooms have full fitted bedroom suites, and the bathrooms are finished with quality furnishings.



Hindon House enjoys a large plot with a large frontage and the house being set well-back from the roadside. There is ample room for parking many vehicles on the driveway whether it be cars, a motorhome or a small boat. The planting has matured over the years and there is now a good array of borders and beds filled with fully-grown and colourful plants, shrubs and trees.

To the rear the central lawn is again bordered by mature shrubs offering the keen gardener plenty to while away the hours.

There is a timber shed and storage areas for garden equipment to be neatly tucked away out of sight. The back of the house can be accessed via gated pathways to both sides of the property.

The integral garage has electric roll-up doors and a control room for the underfloor heating.





Hindon House

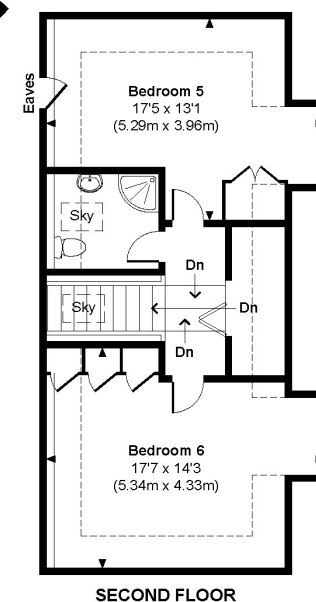
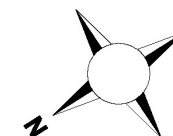
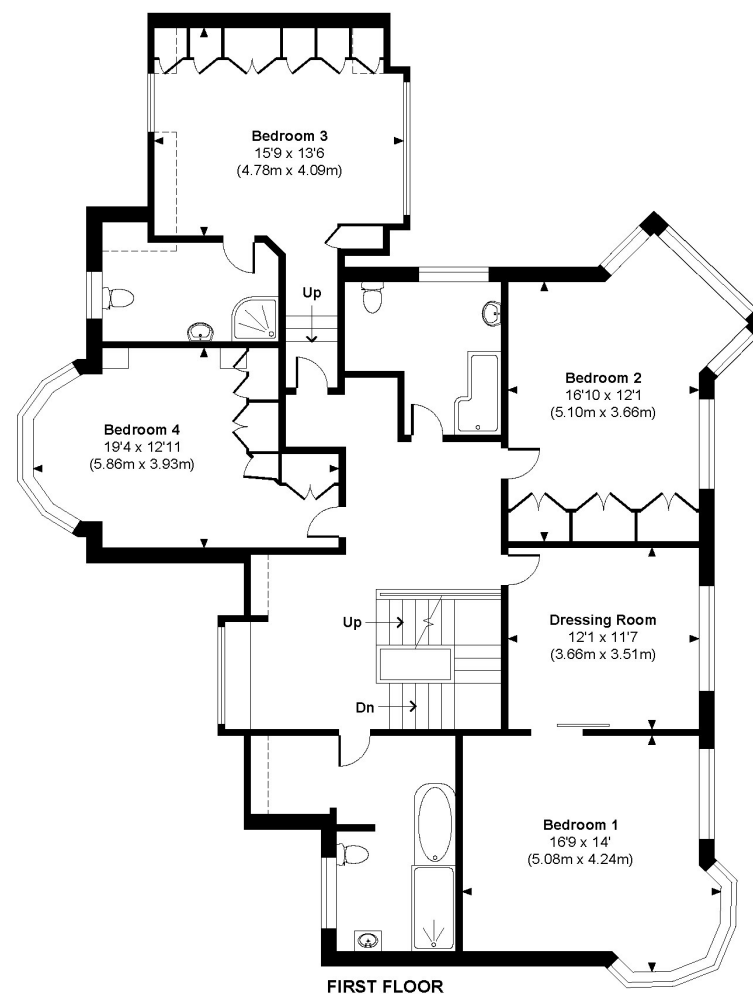
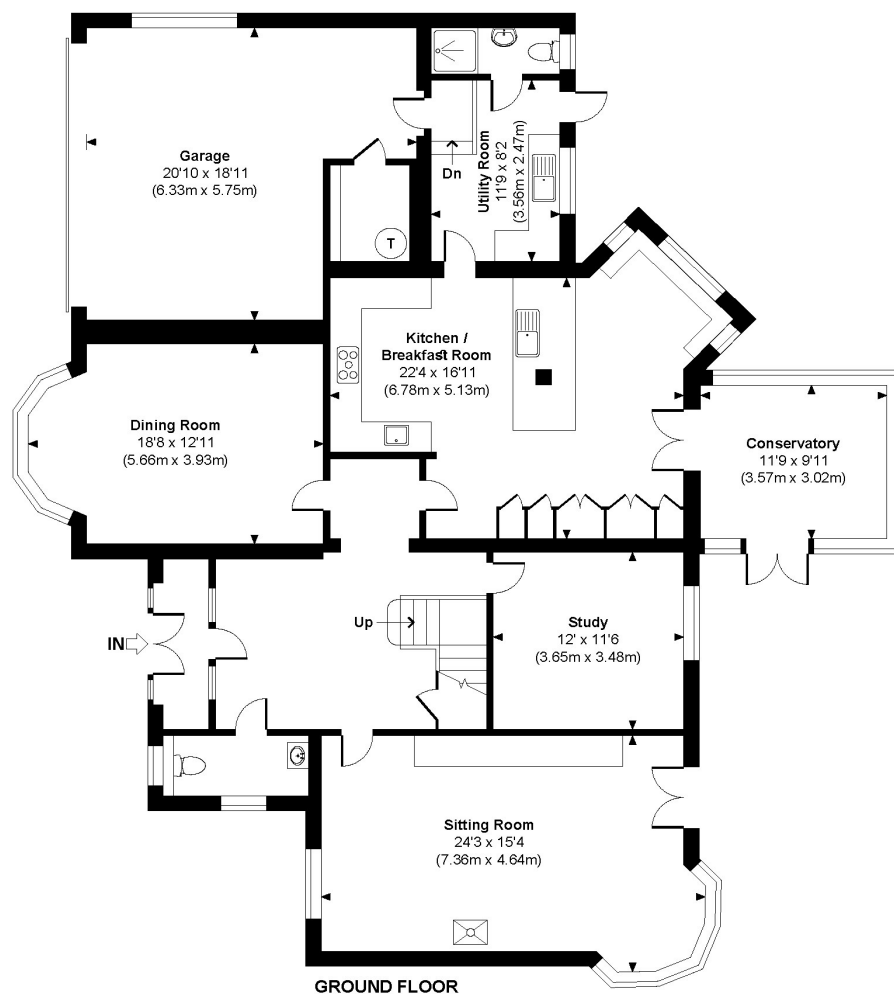
Approximate Gross Internal Area

Main House = 3970 Sq Ft / 368.81 Sq M

Garage = 330 Sq Ft / 30.71 Sq M

Total = 4300 Sq Ft / 399.52 Sq M

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.

Indicates restricted room height less than 1.5m.

Additional Information

All mains services connected

Tenure: Freehold

EPC Rating: D

Solar Panels

Alarm System & CCTV

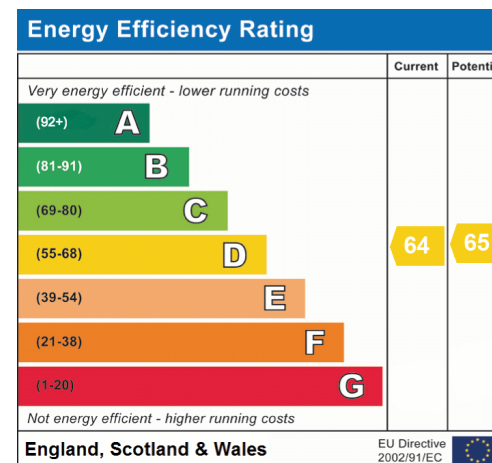
Havant Borough Council: Tax Band G

Broadband – ADSL/FTTC/FTTP [Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))

AML Checks: By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer.

A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



Location

Emsworth, is a pretty harbour-side village, historically renowned for its oyster fisheries. Around the lively village square there is a variety of cafés, restaurants, pubs and an excellent offering of essential stores. There is a doctor's surgery, dentists, schools and churches. Emsworth railway station connects with Havant, London, Portsmouth, Chichester, Brighton and beyond. Regular and frequent bus services connect with Portsmouth, Chichester and surrounding villages. There are footpaths providing lovely walks along the waterside, and two popular sailing clubs.

Hayling Island (c.2.5 mls) has miles of beaches for water sports or simple relaxation.

Havant, (c. 1.5 ml) has a larger offering of retail and recreational facilities and a mainline station.

Chichester, (c. 8 mls) with its superb pedestrianised shopping area in the historic centre, magnificent Cathedral and nationally celebrated Festival Theatre, can be easily reached along the A27. Annual events at the Goodwood Estate, covering horseracing, motor sports and flying have grown to a global following.

The South Downs, National Park with vast sways of rolling countryside, ideal for walking, cycling and family outings are close by.



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, copyright © 2021 Fine & Country Ltd.





Hindon House, Emsworth

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