





# Selgars, 49 Horndean Road

Emsworth PO10 7PU



Spacious accommodation is a feature of this elegant, detached, family home, which was constructed in the late 1800s. The first recorded resident was Reverend Thomas Shaw. Emsworth has a long and well documented history with the Royal Naval Base at Portsmouth with the successful businessmen of the time often choosing to build properties and live here, the area remains popular today.

The property has a delightful east /west aspect and has been cherished throughout the years by a succession of occupiers and has been substantially updated by the current owners to provide a home designed for modern living, with scope for further enhancement. The accommodation is arranged over two floors and features spacious rooms with high ceilings, creating a light and airy living space.

- ELEGANT FAMILY HOME
- EAST/WEST ASPECT
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- TWO BATHROOMS
- GAS HEATING
- SWIMMING POOL
- LARGE GARDEN
- GARAGE AND AMPLE PARKING

Asking Price  
£1,150,000  
Freehold









The traditional entrance hall with cloakroom gives access to the reception rooms including a study, playroom, and an extended living room flowing from the kitchen breakfast room which is fitted Ashley Ann cabinets and features quartz work surfaces, a Rangemaster induction stove and built in appliances. Doors separate the rooms when required to create a more formal space.

The kitchen is complimented by a series of working rooms; utility room, boot room and machine room which also supports the outdoor swimming pool. In addition, there is a conservatory with an original tiled floor.

The gently rising staircase leads to an open landing, a principle bedroom with a newly completed en-suite shower room, three further bedrooms and a re-fitted family bathroom which has both bath and separate shower.

The mature grounds offer ample parking, a garage with workshop area the large rear garden has an attractive swimming pool, lawns, mature trees including fruit trees and shrubs, and a herb garden.

Emsworth is ideally placed on the upper reaches of Chichester Harbour an Area of Outstanding Natural Beauty, with a lively sailing and water sports community, the town has a range of local independent shops including butchers, fishmonger, bakery, greengrocer and general store. Multiple shopping outlets are available at nearby Havant and Chichester. Golf, flying, horse and motor racing is at nearby Goodwood. Schools and amenities are close to hand. The property is well placed for access to the surrounding area with the A259 and A27 close at hand, the railway station at Emsworth links into Havant which allows a journey time just over an hour to arrive at London, Waterloo.











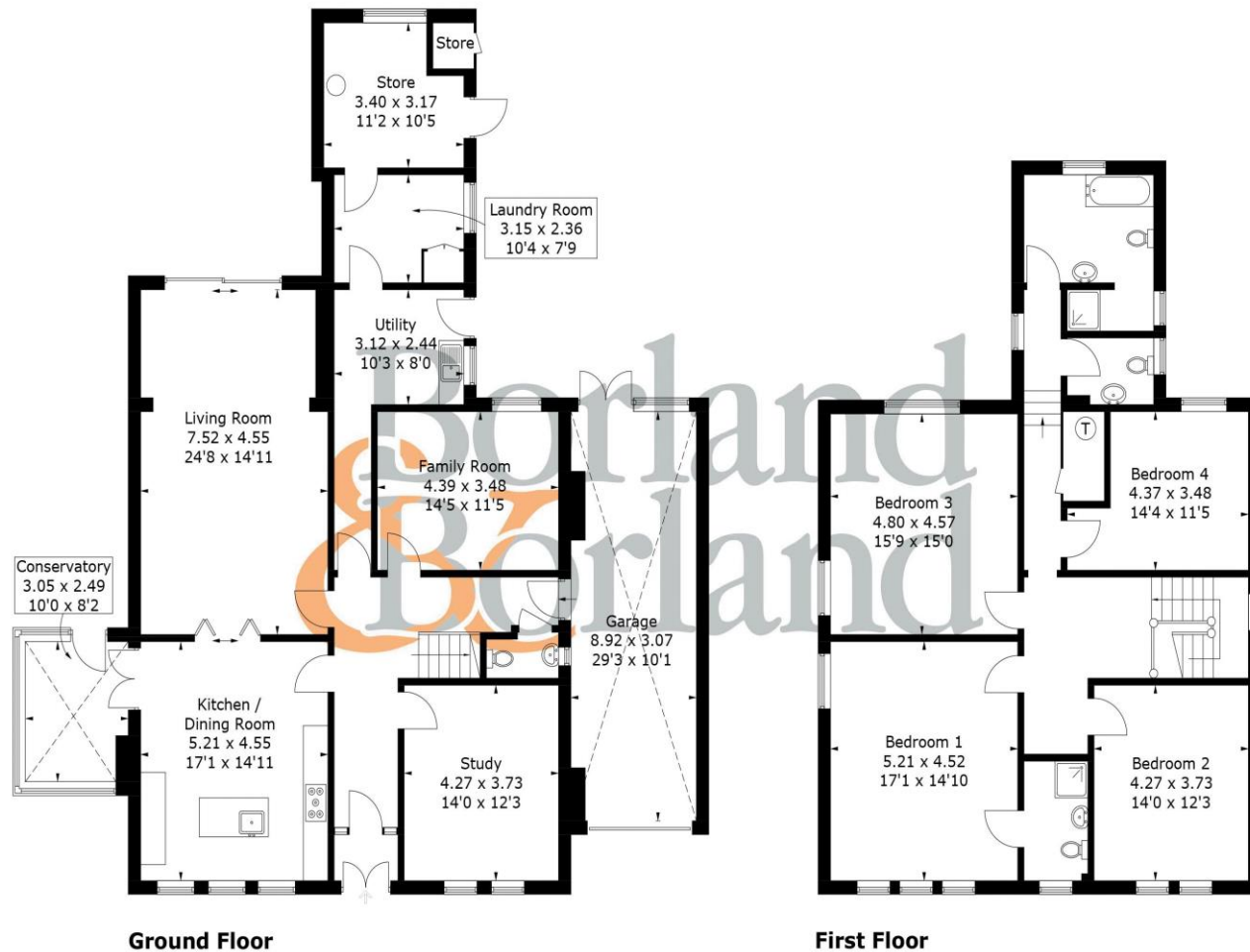






# Horndean Road, Emsworth, PO10

Approximate Gross Internal Area = 301.4 sq m / 3244 sq ft  
(Including Garage / Excluding External Store)



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID455576)



## Directions

SAT NAV PO10 7PU. From our office proceed to the roundabout on the A259 crossing into North Street. Pass under the railway bridge and proceed along the Horndean Road where the property will be found approximately half a mile along on the left handside.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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