



Keppel Lodge, 5 West Street, Emsworth PO10 7DX



ELEGANT & DETACHED Family Home with the charming proportions and features of the Georgian era. This delightful house, bathed in light and with spacious rooms, combines the grace and charm of a bygone era with the requirements of modern indoor & outdoor living. The property is ideal for hosting friends & family, with its Entertainment Room & Cocktail Bar opening onto Garden Patio, its relaxed or formal Dining options and Four Bedrooms, arranged over three floors. In addition, there are Attic rooms and a large, racked Cellar, while outside are Landscaped Gardens, Summerhouse, ample secure parking and a detached Garage.

Formerly the 18th century home of 1st Viscount Keppel, descendant of the Duke of Richmond, this Grade II listed property has been restored to its former glory to provide a stunning and congenial family home. It's central Emsworth location, offers a town and coastal living experience with Emsworth's town square, independent shops/café's, sailing clubs and harbour just a short stroll away.

- ELEGANT DETACHED FAMILY HOME
- FIVE RECEPTION ROOMS INCL ENTERTAINMENT ROOM/ BAR
- OPEN PLAN KITCHEN/ FAMILY/ ORANGERY
- 4 BEDROOMS & 3 BATHROOMS
- ATTIC ROOMS & CELLAR
- LANDSCAPED GARDEN, PATIO & SUMMERHOUSE
- DETACHED GARAGE & AMPLE SECURE PARKING

Asking Price
£1,390,000
Freehold





ACCOMMODATION

This Elegant & Congenial Property comprises,

GROUND FLOOR:

- Entrance Hall
- Cloakroom
- Entertainment Room with Cocktail Bar
- Formal Dining Room with Walk-in Cupboard
- Study
- Sitting Room
- Kitchen/Family/Orangery
- Utility Room
- Cellar, racked
- Gas Central Heating

MEZZANINE FLOOR:

- Studio

LOWER GROUND FLOOR:

- Cellar, racked & 2 Rooms

FIRST FLOOR:

- Drawing Room
- Principal Bedroom with Ensuite Bathroom
- Guest Bedroom 2
- Shower Room

SECOND FLOOR:

- Bedroom 3
- Bedroom 4
- Bathroom
- Dressing Room with fitted wardrobes, twin aspect

ATTIC:

- Two Rooms

EXTERIOR:

- Landscaped Gardens
- Patio, Indian sandstone & wired for audio
- Summerhouse
- Detached Garage, brick-built
- Off-Road Parking













LOCATION

Keppel Lodge is within walking distance of Emsworth Town Square, Millpond and Harbour foreshore. Emsworth occupies a place on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty and offers a much sought-after environment with a thriving range of local shops, cafés/restaurants, schools, doctors & dentist surgeries.

Emsworth is also becoming known for its developing arts scene. Offering millpond and harbour walks, two sailing clubs and a public slipway, it is well placed for those interested in waterside activities or coastal walks.

To the north are the South Downs, and to the east the Cathedral City of Chichester. Easy access to London and the South Coast via A3, A27 or by rail at Havant or Emsworth Station.

HISTORICAL NOTE:

Keppel Lodge is named after Augustus Keppel, later Viscount Keppel, a descendant of the Duke of Richmond, who lived here in 1779 pending court martial, when he was accused of misconduct and neglect of duty at the Battle of Ushant during the war of Austrian Succession. His flagship at Ushant was HMS Victory which, 27 years later, was Nelson's Flagship at the Battle of Trafalgar. Honourably acquitted, he had a successful naval career becoming 1st Sea Lord in 1782, and the Member of Parliament for Chichester from 1755 to 1761.





Keppel Lodge, West Street, PO10 7DX

Approximate Gross Internal Area = 367.3 sq m / 3953 sq ft

Cellar = 47.8 sq m / 514 sq ft

Attic Rooms = 35.1 sq m / 378 sq ft

Garage = 12.6 sq m / 136 sq ft

Total = 462.8 sq m / 4981 sq ft



Directions

SatNav: PO10 7DX

PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID796563)

‘IMPORTANT NOTICE Borland & Borland gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information with the particulars by inspection or otherwise. 3. Borland & Borland does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Borland & Borland does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Borland & Borland will try to have the information checked for you.

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

