



20 Lapwing Close, Emsworth, Emsworth PO10 7GS



Rarely available, impressive, Modern, Four Bedroom Detached family home located in a cul-de-sa. Situated close to Hampshire Farm Meadow an open recreational space with children's play area, allotments and countryside walks, on the fringe of sought-after village of Emsworth. Nearby West Sussex village of Westbourne with a range of shops and Doctors surgery. The Emsworth Area has a range of schools for all age groups. The property is in an ideal location for those who enjoy both countryside and water pursuits.

This substantial family home offers flexible living accommodation with spacious proportions throughout. The accommodation includes Hall, Cloakroom, Sitting Room, separate Dining Room, (currently used as a playroom), Study, fitted Kitchen/Breakfast Room and Utility Room. Upstairs are Four Bedrooms, Two with En-suites, and a Family Bathroom. This property benefits from gas central heating and Double Glazing, There is a large Double Garage with a workshop area, and ample additional parking. Approached over a pleasant front garden The rear garden is South facing, laid to lawn including two patio areas.

- DETACHED FOUR BEDROOM FAMILY HOME
- POPULAR RESIDENTIAL LOCATION
- 3 RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM, UTILITY ROOM, CLOAKROOM
- 4 BEDROOMS 3 BATHROOMS
- GAS HEATING, DOUBLE GLAZING
- LARGE DOUBLE GARAGE WITH ADDITIONAL PARKING.
- SOUTH FACING REAR GARDEN

Asking Price
£765,000
Freehold





Accommodation:

Ground Floor:

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/Breakfast Room
- Utility Room
- Study
- Dining/Playroom



First Floor:

- Bedroom One, with Ensuite and built in wardrobes.
- Bedroom Two, with Ensuite and built in wardrobes.
- Bedroom Three
- Bedroom Four
- Family Bathroom

External:

- Double Width Driveway
- Large Double Garage with Workshop area.
- Fully enclosed south facing rear Garden.





Location:

With the advantage of being situated between the upper reaches of Chichester Harbour and the South Downs National Park, this family home is in an ideal location for those who enjoy both countryside and water pursuits.

Conveniently located within approximately half a mile of the property is Westbourne Village centre offering a variety of local amenities. To the south lies Emsworth's thriving square offering a good choice of local shops, cafés/restaurants and two sailing clubs. Nearby Havant town is a transport hub providing mainline rail services to London and the South Coast, and access to the south coast motorways and the A3 to London. The Cathedral City of Chichester and the Goodwood Estate which are a short distance to the East.





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Approximate Gross Internal Area = 142.9 sq m / 1538 sq ft
 Double Garage = 36.9 sq m / 397 sq ft
 Total = 179.8 sq m / 1935 sq ft



Directions
 Sat Nav: PO10 7GS

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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. (ID1039970)

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