



# Hindon House, 30 Havant Road, Emsworth PO10 7JE



**NO FORWARD CHAIN. IMPRESSIVE, DETACHED,** Family Home dating back to the 1930s, which combines character with sleek, contemporary interiors and has a South Facing rear garden. It is ideally located on the south side of the A259 and within an easy walk of Emsworth town and Mill Pond. The sweeping front driveway through 5-bar gate, gives this property's entrance an air of grandeur. This is further enhanced by the property's large, bay windows at both ground and first floor levels and the welcoming Entrance Hall with its warm tiled flooring & wood staircase.

Arranged over three floors and with generous, spacious rooms throughout, the ground floor accommodates Three Reception Rooms, open plan Kitchen/ Dining Room, Utility Room and Conservatory, Cloakroom and a further Shower Room/WC. The kitchen and bathrooms are fitted in clean, light, contemporary styles. On the first floor there are Four Bedrooms, one with Ensuite, a Dressing Room and Two Family Bathrooms. On the second floor there are a further Two Bedrooms and Shower Room. The rear garden is south facing with lawn and shrub borders and there is an integrated Double Garage.

- SUBSTANTIAL DETACHED FAMILY RESIDENCE
- WIDE & IMPRESSIVE MATURE PLOT
- SOUTH FACING REAR GARDEN
- THREE RECEPTION ROOMS
- OPEN PLAN KITCHEN/ DINING
- CONSERVATORY
- SIX BEDROOMS, FIVE SHOWER/BATHROOMS
- INTEGRATED DOUBLE GARAGE



Asking Price  
£1,850,000  
Freehold



# ACCOMMODATION

## Ground Floor:

- Entrance Porch
- Entrance Hall with wood staircase
- Living Room with bay window
- Kitchen/Dining Room
- Conservatory leading onto patio
- Utility Room
- Shower Room/WC
- Snug
- Family Room with bay window
- Cloakroom

## First Floor:

- Family Bathroom
- Bedroom 1 with bay window
- Dressing Room
- Bedroom 2 with fitted wardrobes
- Family Shower Room
- Bedroom 3 with bay window
- Bedroom 4 with ensuite

## Second Floor:

- Bedroom 5
- Bedroom 6
- Family Shower Room

## Exterior:

- Integrated Double Garage
- Paved Front Driveway with shrub beds & borders
- South Facing Large Rear Garden with lawned & shrub borders
- Rear Patio





## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, an Area of Outstanding Natural Beauty.

Easy access is afforded by road and rail to Chichester, Portsmouth, the A3, the M27 and London. The property is well placed for coastal walks, sailing clubs and is widely considered to be one of the most desirable destinations on the Harbour for recreational sailing. Emsworth is within a short walk and has a good selection of local shops, post office, cafés/restaurants, pubs and doctor/dentists surgeries.

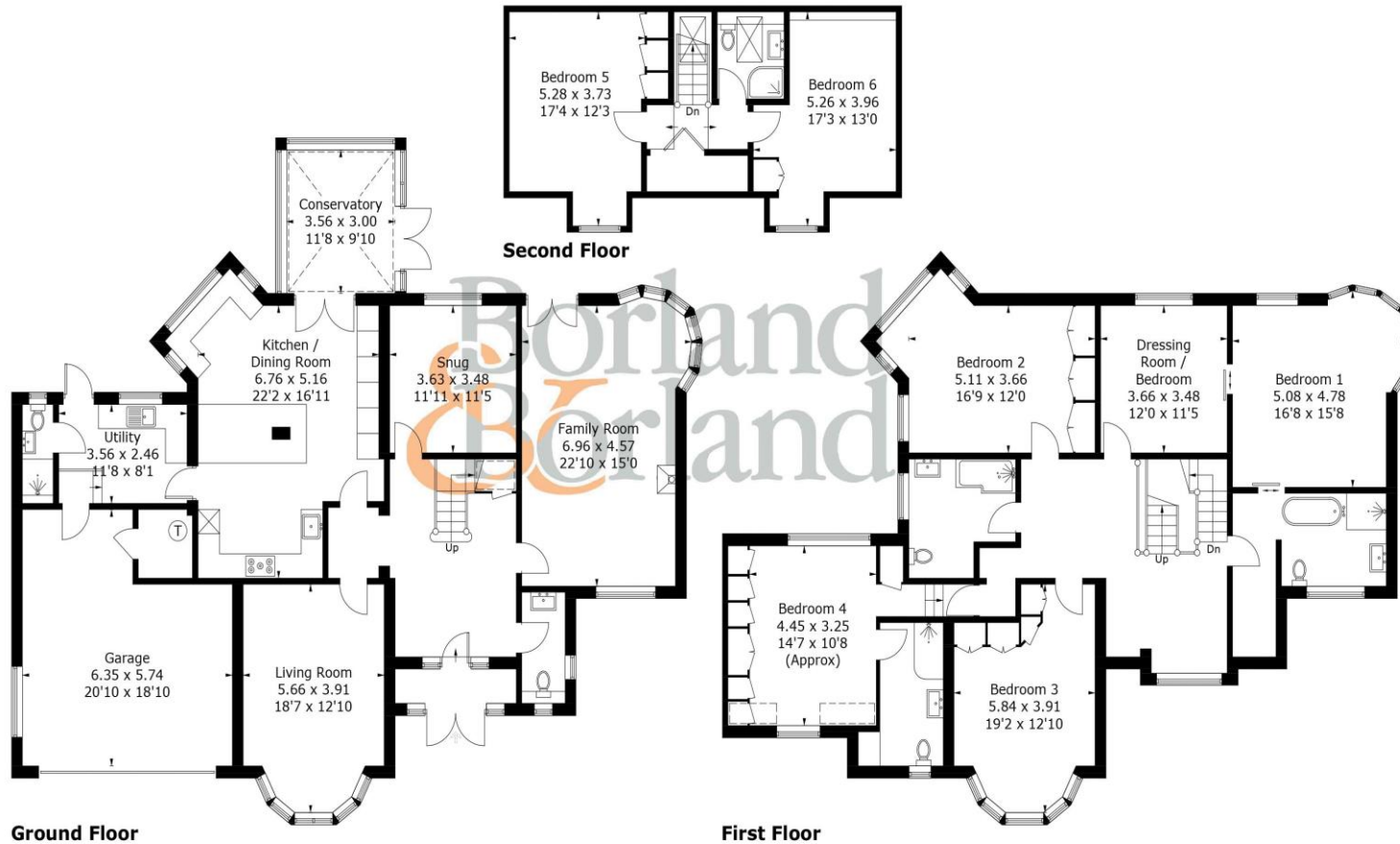
Seven miles to the east is the historic Cathedral City of Chichester with its renowned Festival Theatre, and shopping outlets. Attractions at the nearby Goodwood Estate include golf, flying, horse and motor racing events. The South Downs are to the north.





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Approximate Gross Internal Area = 393.5 sq m / 4236 sq ft  
(Including Garage)



**Directions**

SATNAV: PO10 7JE

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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. (ID1060179)

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