



8 King Street, Emsworth, Hampshire PO10 7AZ



A STUNNING, GRADE II LISTED, FAMILY HOME with generous proportions, and located on one of Emsworth's prime residential streets, moments from the Harbour Foreshore and Emsworth Square. The property, with Georgian additions, was originally home to the King family, renowned Emsworth ship builders after whom the street is named. This house has been thoughtfully updated & improved throughout to provide a substantial, classic home with style and grace.

There is an extensive series of charming, interlinked gardens to this property including a Garden Terrace, Walled Croquet Lawn, Pond Garden with Summer House, Lawned Garden. This family home includes Three Reception Rooms and Five Bedrooms, with a wealth of original features evident throughout the property. The spacious accommodation is suitable for comfortable, family living and formal entertaining. This includes a formal, half-panelled Dining Room with Fireplace; the elegant Sitting Room; a painted Shaker Style Kitchen with AGA Oven and the adjoining Breakfast Room with original flagstone flooring, fireplace & wood burning stove. To the side of the property, there is a driveway leading to a Garage/Outbuilding with a Craft/Games Room above it.

- ELEGANT PERIOD HOME
- LOCATED IN CONSERVATION AREA
- MOMENTS FROM HARBOUR FORESHORE & EMSWORTH SQUARE
- THREE RECEPTION ROOMS; FIVE BEDROOMS
- GENEROUS ACCOMMODATION & ATTRACTIVE INTERIORS
- EXTENSIVE INTERLINKING GARDENS TO THE REAR
- GARAGE/OUTBUILDING WITH POWER & AMPLE STORAGE
- CRAFT/GAMES ROOM ABOVE GARAGE

Asking Price
£3,250,000
Freehold





ACCOMMODATION

This Classic & Elegant Family Home comprises:

Ground Floor

- Entrance Hall
- Dining Room, half panelled with original fireplace
- Fitted Kitchen, Painted Shaker Style with AGA
- Breakfast Room, panelled with flagstone flooring & wood burning stove
- Cloakroom
- Drawing Room, with original fireplace
- Sitting Room

First Floor

- Landing, with Cloakroom
- Family Bathroom/Shower Room
- Main Bedroom & Dressing Room with fitted wardrobes, and an Ensuite
- Bedroom 2, with original fireplace
- Bedroom 3
- Bedroom 4, with wash basin
- Bedroom 5, with wash basin and door leading to lobby & Rear Balcony
- Craft/Games Rooms (above garage)

Exterior

- Driveway to side of house leading to
- Garage/Outbuilding with power & storage for cars, boats, bikes (Craft Room above)
- Cellar
- Balcony with staircase to Garden Terrace
- Garden Terrace, adjacent to house
- Greenhouse
- Walled Croquet Lawn
- Pond Garden with Summer House
- Large Lawned Garden





LOCATION

King Street is situated within only a short walk of Emsworth Square, Foreshore and Mill Ponds. Emsworth village has a thriving community with a range of local shops, post office, cafés/restaurants, dentist/doctor surgeries. It is also becoming known for its developing arts scene.

Located on the upper reaches of Chichester Harbour, designated a National Landscape (formerly AONB), and widely considered to be one of the most desirable destinations for coastal walks & recreational sailing, with Emsworth having two Sailing Clubs.

Access is easily afforded to major rail and road links which include the A27 & A3, Havant & Emsworth rail stations, for London and the South Coast.

Nearby is the Cathedral City of Chichester which offers cultural entertainment with its renowned Festival Theatre and art galleries. Attractions on the nearby Goodwood Estate include golf, flying, horse & motor racing events. To the north are the South Downs, England's newest National Park, renowned for its clarity of night skies.





8, King Street, PO10 7AZ

Approximate Gross Internal Area = 268.1 sq m / 2886 sq ft
 Cellar = 7.4 sq m / 80 sq ft
 Garage = 45.0 sq m / 484 sq ft
 Outbuildings = 16.2 sq m / 174 sq ft
 Total = 336.7 sq m / 3624 sq ft



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. (ID1064026)



Directions

Sat Nav - PO10 7AZ

‘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

