



Churchers Farmhouse, North Street, Emsworth PO10 8SP



DELIGHTFUL GRADE II GEORGIAN HOME with later additions and classic country house interiors, situated close to Westbourne Square. The original fireplaces and the wood beam ceilings throughout the ground floor add to the charm and warmth of this Four Bedroom Detached home. There is a large, mature Rear Garden consisting of lawn, borders, terrace area, patio, all landscaped in an attractive and interesting way which draws the eye. To the side of the property there is a wide, gravelled driveway with ample off-road parking.

Accommodation includes a large, elegant Sitting/Dining Room and a Kitchen/Breakfast Room with Aga opening onto a Conservatory which looks over the rear garden. An inner hall & boot room gives access to the rear garden. There is a generous Utility Room & separate boiler room. Upstairs there are Four Bedrooms, one with Ensuite, and a Family Bathroom. There is also a wooden Summerhouse and brick-built Store which offer scope for Home Office or Gym.

- DETACHED GEORGIAN HOME
- LOCATED CLOSE TO VILLAGE SQUARE
- ELEGANT SITTING/DINING ROOM
- KITCHEN/BREAKFAST WITH AGA
- FOUR BEDROOMS, ONE WITH ENSUITE
- GAS CENTRAL HEATING
- MATURE LANDSCAPED GARDENS
- DRIVEWAY WITH AMPLE OFF-ROAD PARKING

Offers in Excess of:
£999,995
Freehold





ACCOMMODATION

Ground Floor:

- Sitting/Dining Room
- Kitchen/Breakfast Room with AGA
- Conservatory with doors to rear patio
- Inner Hall/Boot Room with door to rear garden
- Utility Room
- Boiler Room
- Cloakroom



First Floor:

- Family Bathroom
- Bedroom 2 with built-in cupboard
- Bedroom 3 with built-in cupboard
- Bedroom 4 with built-in cupboard
- Bedroom 1 with Ensuite Shower Room & built-in cupboard, twin aspect

Exterior:

- Front Garden behind low brick & flint wall & gravelled
- Landscaped Rear Garden, mature with lawn, shrub/tree borders & beds
- Terraced Area
- Patio
- Summerhouse
- Brick-built Store
- Gravelled Driveway with parking





LOCATION

Westbourne is a popular West Sussex Downland village location, with access to shops including post office, bakery, pharmacy & doctor's surgery, pubs/restaurant and garage. There is also a local school. This property location is near to the centre of the village.

Westbourne is well placed for countryside walks and the nearby Stansted Estate and the South Downs.

There is easy access to the South Downs National Park, the Cathedral city of Chichester, and Chichester Harbour (A National Landscape, formerly an AONB) at nearby Emsworth.

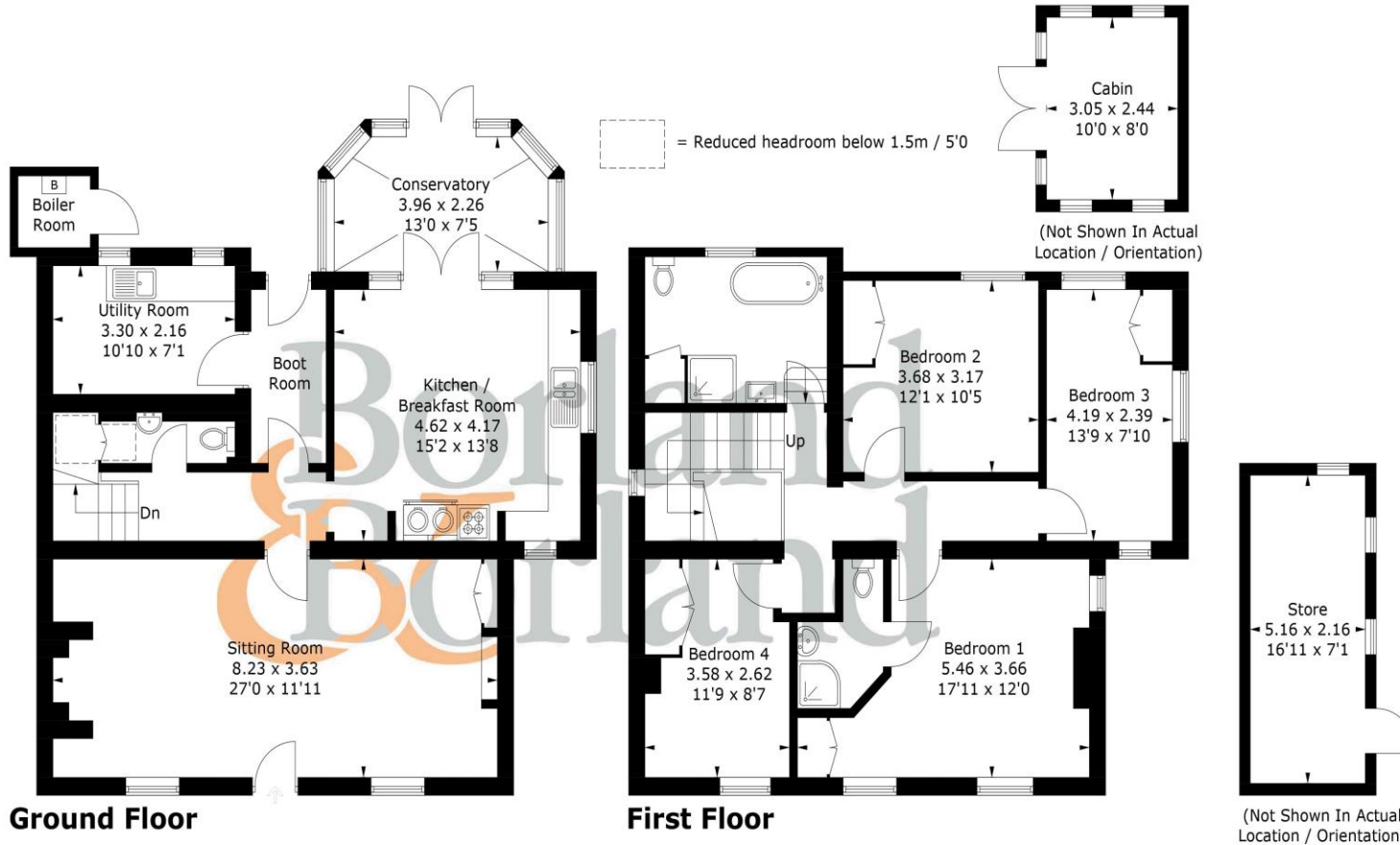
Major road and rail links to London and Brighton are close to hand, with mainline rail at nearby Havant and Rowlands Castle.





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Approximate Gross Internal Area = 162.3 sq m / 1747 sq ft
 Cabin / Store & Boiler Room = 20.2 sq m / 217 sq ft
 Total = 182.5 sq m / 1964 sq ft



Directions

Sat Nav: PO10 8SP

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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. (ID1075523)

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