



Rooster 6c, Oaktree Drive, Emsworth PO10 7UJ



SPACIOUS DETACHED FAMILY HOUSE.... This spacious and immaculate Four Bedroom Family Home is situated in a cul-de-sac position, on a bespoke development of just two houses built in 2015. On the ground floor there are Two Large Reception Rooms. A Lounge with wood burner, and a spacious, open plan Kitchen/Breakfast/Dining Room with full height bi-fold doors & plantation shutters, opening onto the rear patio. Upstairs there are Four Large Bedrooms, two with Ensuite, and a Family Bathroom. This property has been finished to a high standard throughout.

To the exterior, there is a welcoming front veranda, and the property is approached over its own wide Driveway, with parking for several cars. There is an Integrated Garage. To the rear is a fully enclosed landscaped garden & patio with Glass Roof Veranda over the patio - ideal for outside summer dining, whatever the weather.

Benefits of this home include: gas central heating, double glazed windows, plantation shutters, solar panels, electric car charging point to the front.

- DETACHED FAMILY HOME
- BUILT IN 2015
- FOUR DOUBLE BEDROOMS
- THREE BATHROOMS & DOWNSTAIRS WC
- IMMACULATE THROUGHOUT
- OFF ROAD PARKING & GARAGE
- LANDSCAPED REAR GARDEN WITH GLASS ROOF VERANDA
- CLOSE TO HOLLYBANK WOODS & SCHOOLS

Asking Price

£750,000

Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room with Morse Woodburner
- Kitchen/Dining/Family Room
- Fitted Kitchen with stone worktops & integrated dishwasher, fridge freezer, cooker (to remain)
- Utility Room with washing machine space & access door into the garage
- Cloakroom



First Floor:

- Bedroom One with En-Suite
- Bedroom Two with En-Suite
- Bedroom Three
- Bedroom Four
- Family Bathroom

Exterior:

- Integral Garage with electric door
- Charging Point for electric car
- Solar Panels on roof
- Driveway providing off road parking for several cars
- Enclosed landscaped rear garden & patio
- Glass Roof Veranda over patio





LOCATION

An ideal location for those who enjoy both countryside and water pursuits, with its advantage of being situated between the upper reaches of Chichester Harbour and the South Downs National Park. 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.

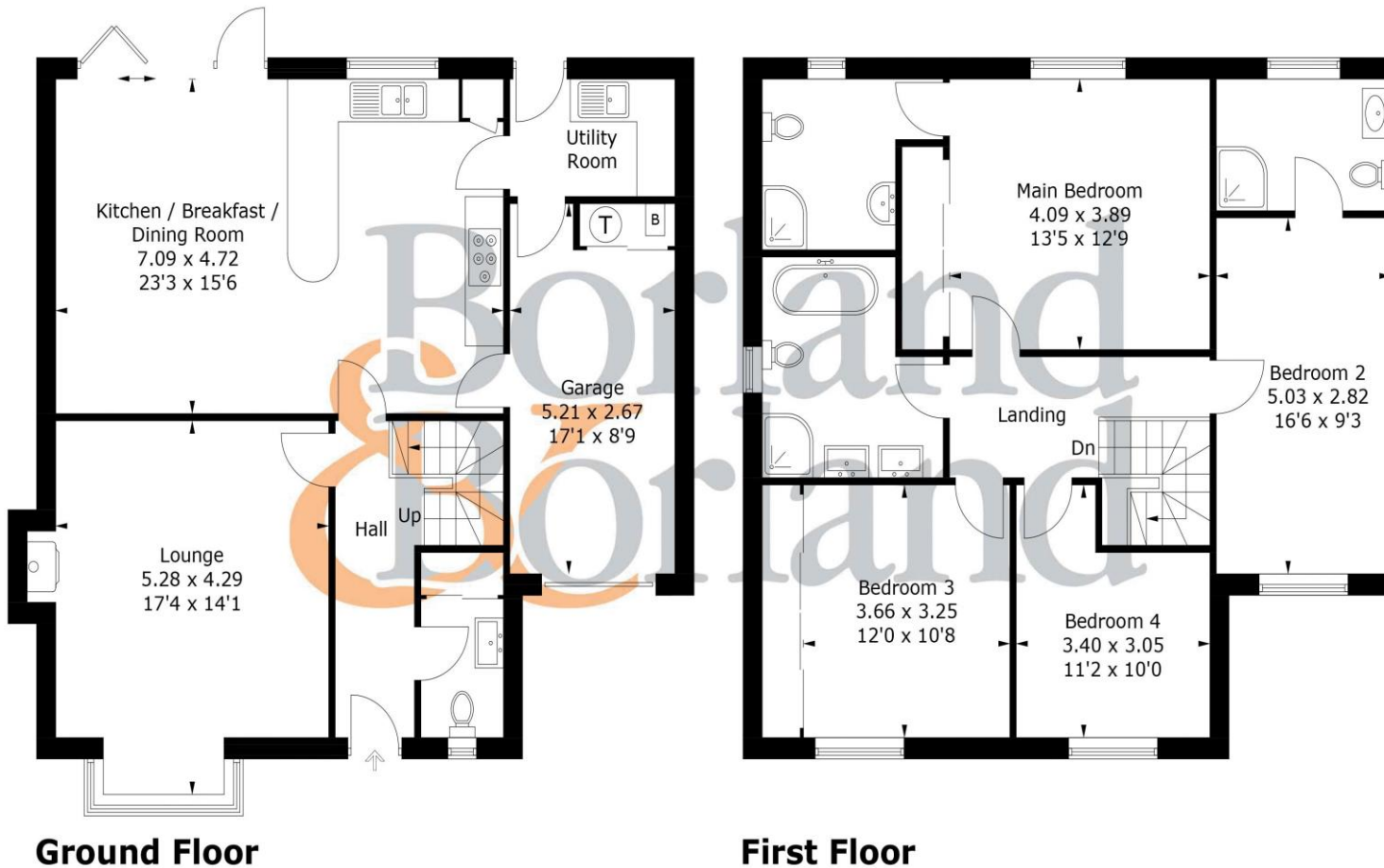
To the east is the Cathedral City of Chichester with its renowned Festival Theatre & multiple shopping outlets. There is golf, flying, horse and motor racing on the nearby Goodwood Estate. The property is well placed to take advantage of all that this corner of Hampshire and West Sussex has to offer, with the additional benefit of being within easy reach of major road and rail links to London (Waterloo or Victoria) and the South Coast.





Rooster 6C, Oaktree Drive, PO10 7UJ

Approximate Gross Internal Area = 171.7 sq m / 1848 sq ft
(Including Garage)



Directions
SAT NAV: PO10 7UJ

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. (ID1132112)

‘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

rightmove

naea | propertymark
PROTECTED