



Stakes Pond Cottage, 37, Slipper Road, Emsworth PO10 8BS



Detached home tucked away moments from Emsworth Slipper Mill Pond offers coastal living on the edge of Chichester Harbour and within sight of the South Downs. A short walk from the Emsworth Marina and Town Square, it also offers harbour walks, water pursuits and a range of local shops, cafés & pubs.

Accommodation comprises: Entrance Lobby, Hallway, Cloakroom, Triple aspect Sitting Room with feature fireplace and patio doors opening onto the rear garden. Separate Dining Room, Snug, Fitted Kitchen, Utility Room, Conservatory. On the first floor there is a landing with large walk-in Airing Cupboard. The Main Bedroom has a twin aspect with a view of the Mill Pond and an Ensuite shower room. Two further Bedrooms one with a millpond view. Family Bathroom. Outside the property is approached along a driveway and has ample turning and parking in addition to a spacious Double Garage with Power and light. the rear garden is laid to lawn with flower borders.

- DETACHED HOUSE
- MOMENTS FROM MILLPOND
- 3 RECEPTION ROOMS & CONSERVATORY
- FITTED KITCHEN & UTILITY ROOM
- FAMILY BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- DOUBLE GARAGE & AMPLE PARKING

Asking Price
£895,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Snug
- Kitchen
- Utility Room
- Conservatory



First Floor:

- Bedroom One with Ensuite shower room.
- Bedroom Two
- Bedroom Three
- Family Bathroom

External:

- Ample parking
- Double Garage
- Front and rear gardens





LOCATION

Slipper Road lies within easy walk to central Emsworth and its Town Square. This thriving town offers a choice of local, independent shops, a Co-op Store, Post Office & local amenities including doctor/dentist surgeries, caf  s, pubs & restaurants. A short distance from the town Square, South Street leads onto the foreshore with a public slipway. The local dinghy sailing & watersports scene is well provided for by two sailing clubs and two marinas nearby.

Emsworth is situated on the upper reaches of Chichester Harbour which is designated at National Landscape (formerly an AONB), in recognition of its unspoilt beauty - it has a wealth of bird and wildlife, with many quiet creeks & rythes which combine beautiful shoreline, made up mostly of trees and arable farmland. To the north are the South Downs, a National Park, for any countryside pursuits.

Emsworth is well connected, with the A27 and railway stations close at hand, serving the south coast, London & the continent. South coast, London & the continent are within easy reach via major road, rail & Portsmouth cross-channel ferry. The Cathedral City of Chichester is approximately 7 miles to the east, with its shops and renowned Festival Theatre. Golf, flying, horse and motor racing events are accessible on the nearby Goodwood Estate.





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Approximate Gross Internal Area = 157.9 sq m / 1700 sq ft
 Double Garage = 26.5 sq m / 285 sq ft
 Total = 184.4 sq m / 1985 sq ft



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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. (ID1177427)

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