



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

EPC:C

Council Tax:G





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.

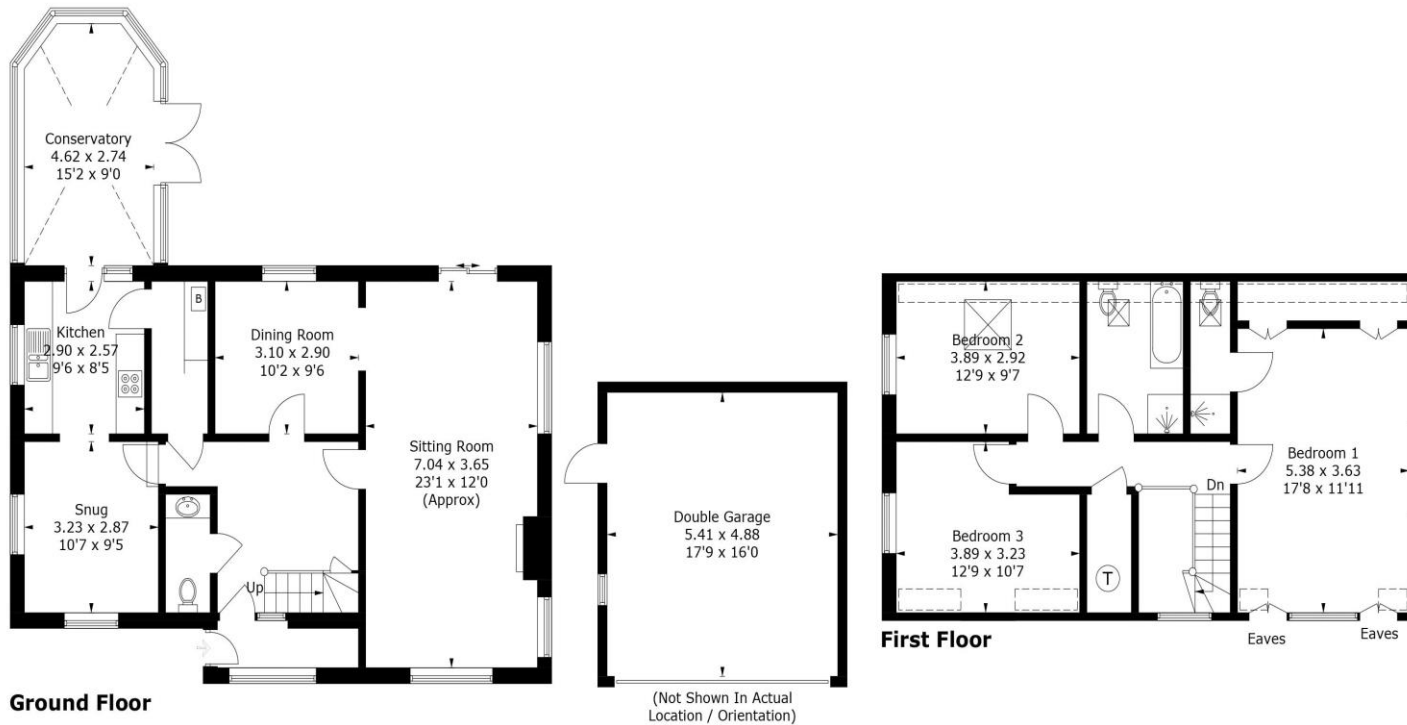
Emsworth is well connected, with the A27 and railway stations close at hand, serving the south coast, London & the continent. South coast, London & the continent are within easy reach via major road, rail & Portsmouth cross-channel ferry. The Cathedral City of Chichester is approximately 7 miles to the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





37, Slipper Road, PO10 8BS

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



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. (ID1177427)

‘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.



Directions

SAT NAV: PO10 8BS

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

rightmove

naea | propertymark
PROTECTED