



Kathleen, Westbourne Road, Emsworth PO10 7RN



VERY ATTRACTIVE DETACHED PERIOD HOME.... A substantial Detached Period Home built in 1904, believed to be only the 3rd time this property has been available for sale. It is overlooking Hampshire Farm Meadows and a short walking distance from the village of Westbourne, with the harbour village of Emsworth also nearby. This attractive Family Home is immaculately presented with original, period features throughout. It sits in a large plot and has a delightful aesthetic with its double bay windows and ornate, cast iron, veranda style frontage. There is an Entrance Porch through to the Hall with sizeable Sitting Room to the right, and Dining Room to the left. As well as cast iron fireplaces, both these Reception Rooms display several original touches including the panelled doors, china door handles, glazed doors & picture rails. There is a Study/Snug and an L-shaped Conservatory with French doors opening to the rear patio/garden. The large Fitted Kitchen is bright & airy with a Breakfast/Utility Area at one end, and French doors opening to a rear decked area. Upstairs are Three Large Bedrooms and Family Bathroom.

Outside there is a tarmac Driveway providing plenty of off-road parking, and a covered Car Port to the side of the property. The Rear South-facing Garden is walled & fully enclosed, landscaped & with sandstone patio. There is a Summer House/Home Office including storage, Pond & ornamental water feature stream, as well as Greenhouse, raised vegetable beds, arbour & two wooden arches.

- SUBSTANTIAL & IMMACULATE
THREE/FOUR BEDROOM FAMILY HOME
- THREE RECEPTION ROOMS & L-SHAPED
CONSERVATORY
- LARGE KITCHEN WITH BREAKFAST/
UTILITY AREA
- THREE DOUBLE BEDROOMS
- PERIOD FEATURES INCL. CHARACTER
FIREPLACES THROUGHOUT
- REAR SOUTH-FACING, LANDSCAPED
WALLED GARDEN
- GREENHOUSE, POND, RAISED BEDS
- SUMMER HOUSE/HOME OFFICE
- DRIVEWAY/PARKING & CAR PORT

Asking Price
£850,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Porch with quarry tiled floor
- Entrance Hall
- Sitting Room with fireplace & doors into conservatory
- L-Shaped Conservatory with French doors to rear garden/patio
- Dining Room/Bedroom 4 with fireplace
- Study/Snug with fireplace
- Fitted Kitchen with Breakfast/Utility Area & French doors to rear decked area
- Cloakroom

First Floor:

- Bedroom 1, twin aspect, with fireplace
- Bedroom 2 with fireplace
- Bedroom 3 with fireplace
- Family Bathroom

Exterior:

- Front Veranda, ornate cast iron
- Front Driveway/Parking
- Side Covered Car Port
- Sizeable South-facing, Walled Rear Garden, lawned with shrub/small tree borders
- Large Sandstone Patio
- Decked Area with gazebo (off breakfast room)
- Summerhouse/ Home Office
- Raised Beds, Pond, Water Feature
- Greenhouse





LOCATION

This home is situated having the benefit of both Emsworth and Westbourne nearby within walking distance.

Emsworth is a thriving harbour side town offering a range of shops and local amenities including doctor/dentist surgeries, tearooms, pubs and a range of restaurants, leading down to the Harbour with its slipways and sailing clubs. Emsworth is situated on the upper reaches of Chichester Harbour which is a designated a National Landscape, formerly an Area of Outstanding Natural Beauty (ANOB).

Westbourne is a popular West Sussex Downland village location. There is access to shops including post office & pharmacy, doctor's surgery, pubs/restaurant, bakery & garage. Local Schools nearby.

Westbourne is well placed for countryside walks/cycling 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. Major road and rail links to London, Portsmouth and Brighton are close to hand, with mainline rail stations at nearby Emsworth, and Havant.

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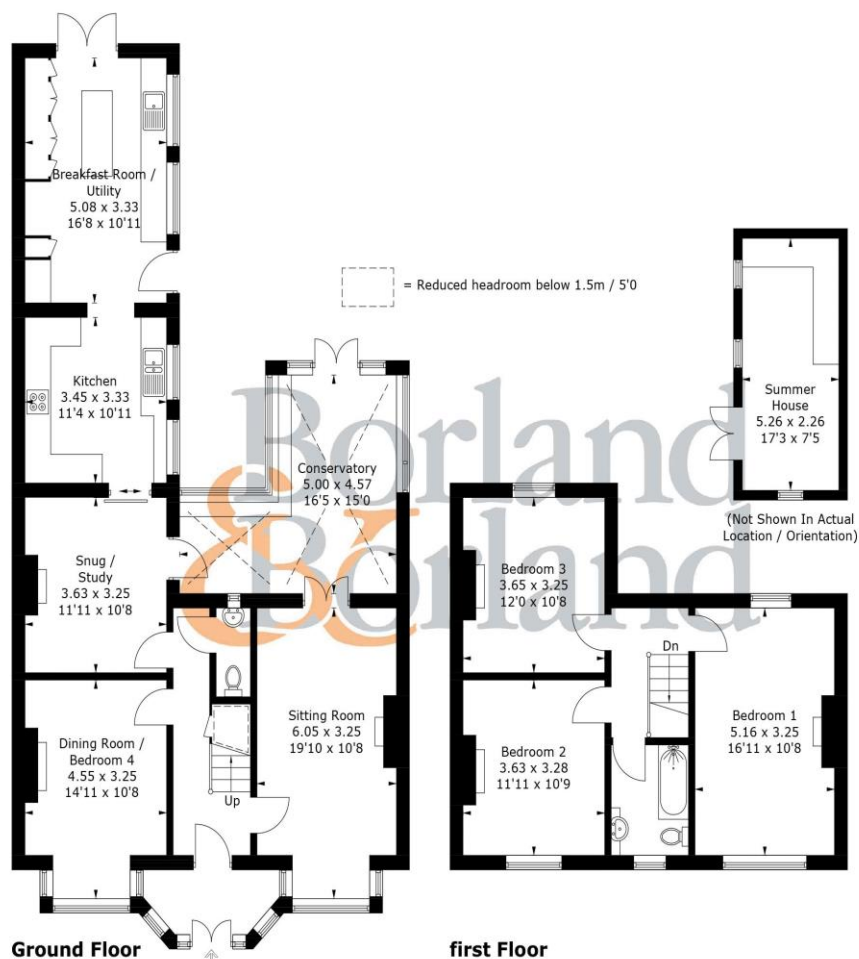


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Approximate Gross Internal Area = 162.6 sq m / 1750 sq ft

Outbuilding = 11.8 sq m / 127 sq ft

Total = 174.4 sq m / 1877 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. (ID1181650)



Directions

SatNav PO10 7RN

9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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