



Moonrakers 33 Slipper Road, Emsworth, Emsworth PO10 8BS



SEMI-DETACHED, PERIOD, WATERSIDE PROPERTY... An Attractive Character Cottage with stunning water views of the Slipper Mill Pond & down Emsworth Channel. This former fisherman's cottage is for sale for the first time in a generation, the current owners having lived there for 33 years. It is a short walk from the Emsworth Marina and Town Square, with its range of local shops, cafés/pubs & restaurants. This is a sought-after location with its two sailing clubs, water pursuits & harbour walks on the doorstep. This cottage's ground floor, bay window frontage makes the most of the water views from the Sitting Room, and there are period, brickwork fireplaces downstairs.

There is a Sitting Room, with fireplace, and a Dining Area towards the front of the house, and a Galleried Kitchen/Dining Room, Cloakroom with Shower, and Utility Room towards the back end of the house, with a Galleried Hallway connecting these two sections. This spacious Hallway also doubles as a Study, with scope for storage/cupboards etc. There are patio doors from the kitchen/dining side opening out to the rear garden/ patio. On the first floor are Two Double Bedrooms, one with wonderful water views to the front, and a Family Bathroom. The second floor consists of a further large Double Bedroom with extensive pond & sea views, and with built-in storage. Outside the front wall helps create a sunny Courtyard with scope for seating & sundowners by the water. There is a side, pedestrian access to the generous Rear Garden which is well-stocked, and with lawn and front & side patios.

- WATERSIDE PROPERTY WITH STUNNING POND & HARBOUR VIEWS
- EXTENDED CHARACTER COTTAGE
- THREE DOUBLE BEDROOMS; THREE RECEPTION ROOMS
- TWO BATHROOMS
- SHORT WALK FROM EMSWORTH TOWN & MARINA
- WATER VIEWS FROM SITTING ROOM & BEDROOMS
- PRIVATE ROAD
- BEAUTIFUL WELL STOCKED REAR GARDEN
- BOILER IS 6 MONTHS OLD

Guide Price
£925,000
FREEHOLD





ACCOMMODATION

Ground Floor:

- Sitting Room with fireplace, water views
- Adjoining Dining Area with fireplace
- Galleried Study/ Hallway
- Galleried Fitted Kitchen/ Dining Room with patio doors to rear patio
- Utility Room
- Cloakroom with Shower



First Floor:

- Bedroom 2 with water views, built-in cupboard
- Bedroom 3 with garden views

Second Floor:

- Bedroom 1 with pond/harbour views, built-in storage

Exterior:

- Front Courtyard Garden
- Side Pedestrian Access to rear
- Side Patio/ small boat storage area
- Generous Rear Garden, well-stocked, lawn, mature shrubs, small trees
- Rear Patio
- 2 Sheds





LOCATION

Slipper Road boasts its own public slipway and overlooks Slipper Mill Pond, a local wildlife site for birds, fish & invertebrates. The 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 as 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.

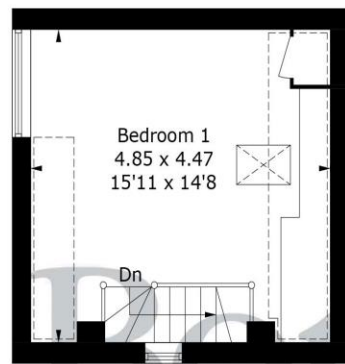
The Cathedral City of Chichester is approximately 7 miles to the east, with its shops and renowned Festival Theatre. Golf, flying, horse and motor racing events are accessible on the nearby Goodwood Estate.



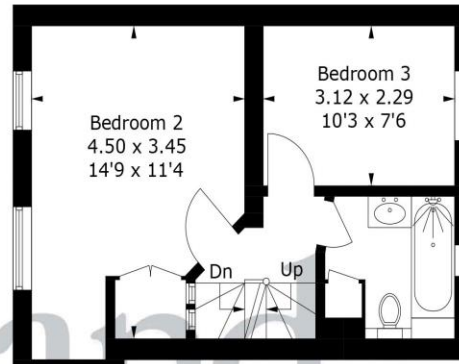


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Approximate Gross Internal Area = 131.6 sq m / 1416 sq ft

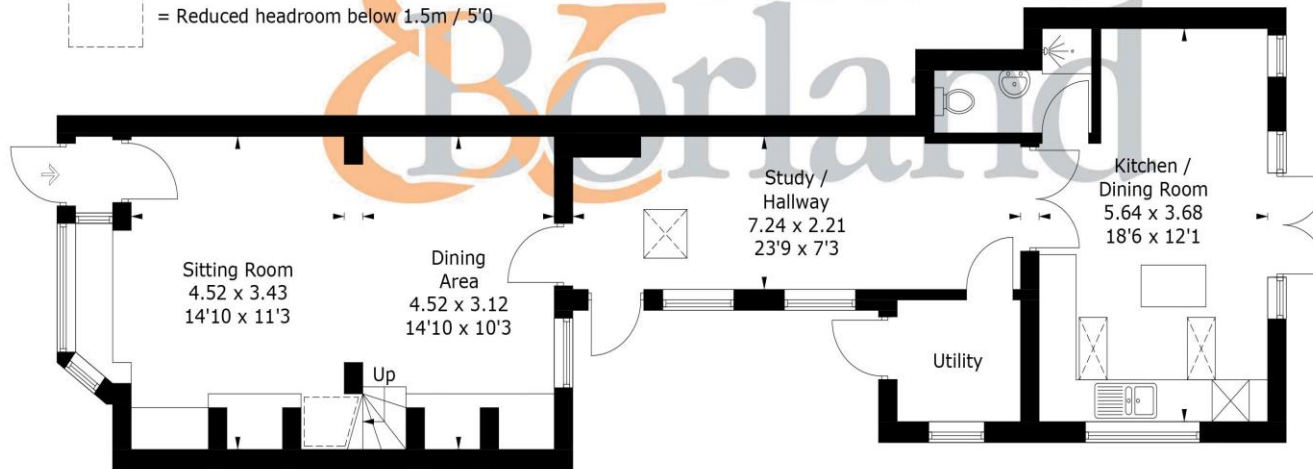


Second Floor



First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor

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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. (ID1188015)



Directions

SatNav PO10 8BS

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