





# 1 Parkside Cottages , Eastleigh Road, Havant PO9 2NY



HANDSOME COUNTRY COTTAGE built of Brick and Flint, extended to provide a stunning home with traditional exterior and contemporary interiors for modern living. This Four Bedroom Family home is approached through a five bar gate and delightful gardens which include a covered outdoor area for summer entertaining in the rear garden, and terrace for alfresco entertaining. There is an Oak Post Double Carport with EV charging point, office/gym and log store, plus ample off road parking.

The property's flexible accommodation on the ground floor flows from its Entrance Hall to the large Kitchen/Living Room with underfloor heating which opens through to a separate Dining Room. There is a spacious Study with wood burner. Upstairs, the Main Bedroom has a vaulted ceiling and there are two more Double Bedrooms, one with Ensuite. Bedroom 4 is currently used as a Dressing Room with built-in wardrobes. Warmed by oil fired central heating. VIEWING ESSENTIAL

- BRICK & FLINT COUNTRY COTTAGE
- OPEN PLAN KITCHEN/ LIVING/ DINING
- LARGE STUDY
- FOUR BEDROOMS, ONE ENSUITE
- ATTRACTIVE MATURE GARDENS
- COVERED OUTDOOR AREA
- DOUBLE CAR PORT & GYM
- AMPLE OFF-ROAD PARKING

Asking Price  
£850,000  
Freehold









# ACCOMMODATION

## Ground Floor:

- Entrance Hall
- Study with doors on to front garden
- Kitchen/ Living Room with patio doors onto terrace
- Dining Room with doors on to front garden
- Utility Room
- Cloakroom



## First Floor:

- Bedroom 1
- Bedroom 2 with Ensuite
- Family Bathroom
- Bedroom 3 with built-in wardrobe
- Bedroom 4/Dressing Room with built-in wardrobe

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## Exterior:

- Large Gardens to front & rear, lawned with mature shrubs & trees
- Rear Terrace
- Shed
- Outdoor Covered Area at rear
- Double Car Port with EV charging point & Gym
- Wood Store









## LOCATION

Ideally placed to take advantage of all that both Emsworth and Havant have to offer. Sailing and water-based pursuits at nearby Emsworth with its Mill Pond, two sailing clubs and restaurants/pubs. Havant offering a range of shops including Waitrose, Marks & Spencer, and Tesco.

Well placed for access to major road links including the A27, M27 & A3. Railway links at Warblington Station on the South Coast line and the main London railway lines for Waterloo & Victoria, Brighton, are at nearby Havant Station.

The South Downs are also within easy reach, ideal for country walks and cycling.

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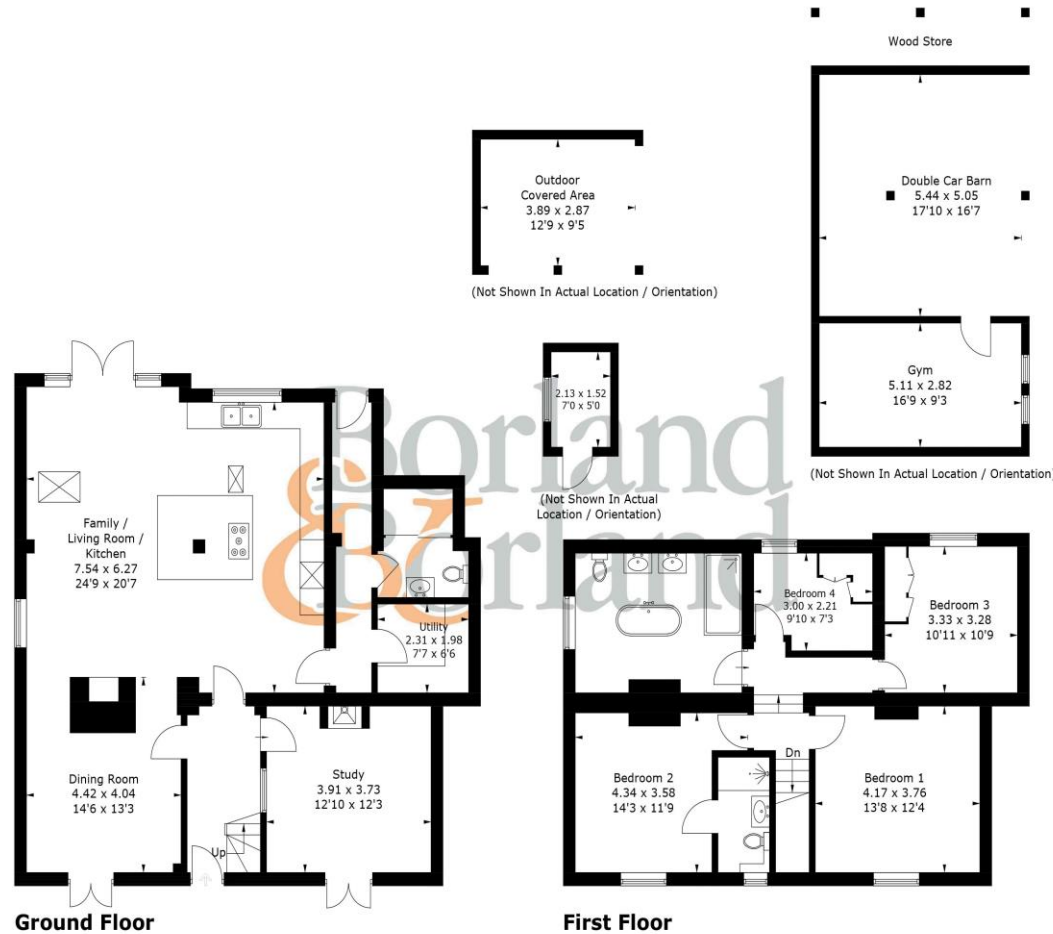
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Approximate Gross Internal Area = 188.1 sq m / 2025 sq ft

Outbuildings = 17.5 sq m / 188 sq ft

(Excluding Open Areas)

Total = 205.6 sq m / 2213 sq ft



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. (ID1073608)



## Directions

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