



38 Horndean Road, Emsworth, Emsworth PO10 7PT



GENEROUS DETACHED FAMILY HOME * NO FORWARD CHAIN ***** Rarely available, Character Home dating from Victorian times with spacious, formal Reception Rooms and delightful, Landscaped Rear Gardens. This Family House is located in a sought-after position and overlooking a Recreation Ground. With Five Bedrooms and Four Reception Rooms plus Conservatory, this high-ceilinged property offers generous living accommodation throughout. The Sitting Room with fireplace, walks through to the Dining Room. The Breakfast Room flows through to a country style Fitted Kitchen. There is a separate Snug Room which also adjoins the Breakfast Room, and the large Conservatory is accessible via the snug and the kitchen. There are wide patio doors from the Conservatory, opening on to the attractive rear patio/garden. Upstairs there are Three Double Bedrooms, and Two Single Bedrooms (suitable for bunk beds), one of which is accessed through Bedroom 3. There is a Family Bathroom and a Family Shower Room.

To the front of the property is a wide, gravelled Driveway with borders of mature shrubs & small trees, where there is ample parking plus a large Garage/Workshop. The Rear Garden has been beautifully landscaped, incorporating lawn, mature shrub & flowering borders, trees, a pretty pathway round the garden, a pergola, a pond, raised vegetable beds with nearby shed, seating areas and a
There is NO Forward Chain.

- DETACHED FIVE BEDROOM CHARACTER HOME
- EMSWORTH LOCATION OVERLOOKING RECREATION GROUND
- THREE RECEPTION ROOMS & LARGE CONSERVATORY
- KITCHEN/ BREAKFAST ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- BEAUTIFULLY LANDSCAPED, MATURE REAR GARDEN
- GARAGE/WORKSHOP & DRIVEWAY WITH AMPLE PARKING

Asking Price
£800,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Sitting Room with fireplace
- Dining Room
- Cloakroom
- Snug Room (adjoining conservatory)
- Breakfast Room (adjoining snug & conservatory)
- Fitted Kitchen (adjoining conservatory)
- Conservatory opening to large rear patio/garden



First Floor:

- Bedroom 1
- Bedroom 2 with fitted cupboards
- Bedroom 3 with sink, fitted cupboards & access door to Bedroom 5
- Bedroom 4 with fitted cupboards
- Bedroom 5 with fitted cupboards (adjoining Bedroom 3)
- Family Bathroom
- Family Shower Room

Exterior:

- Wide Gravel Driveway with shrub borders
- Landscaped Rear Garden incl. lawn, shrubs/flowering borders, trees, pond, raised vegetable beds & shed
- Large Garage/ Workshop

EPC:D

Council Tax:F





LOCATION

Emsworth is ideally placed on the upper reaches of Chichester Harbour an Area of Outstanding Natural Beauty, with a lively sailing and watersports community, two sailing clubs & a slipway. The harbour town has a range of local independent shops including butcher, greengrocer and Co-op/post office, cafés/restaurants, as well as doctor/dentist surgeries & pharmacy. Schools and amenities are close to hand.

Multiple shopping outlets are also available at nearby Havant and Chichester. Golf, flying, horse and motor racing events & activities are at the nearby Goodwood Estate.

The property is well placed for access to the surrounding area with the A259 and A27 close at hand, the railway station at Emsworth links into Havant which allows a journey time just over an hour to arrive at London, Waterloo.



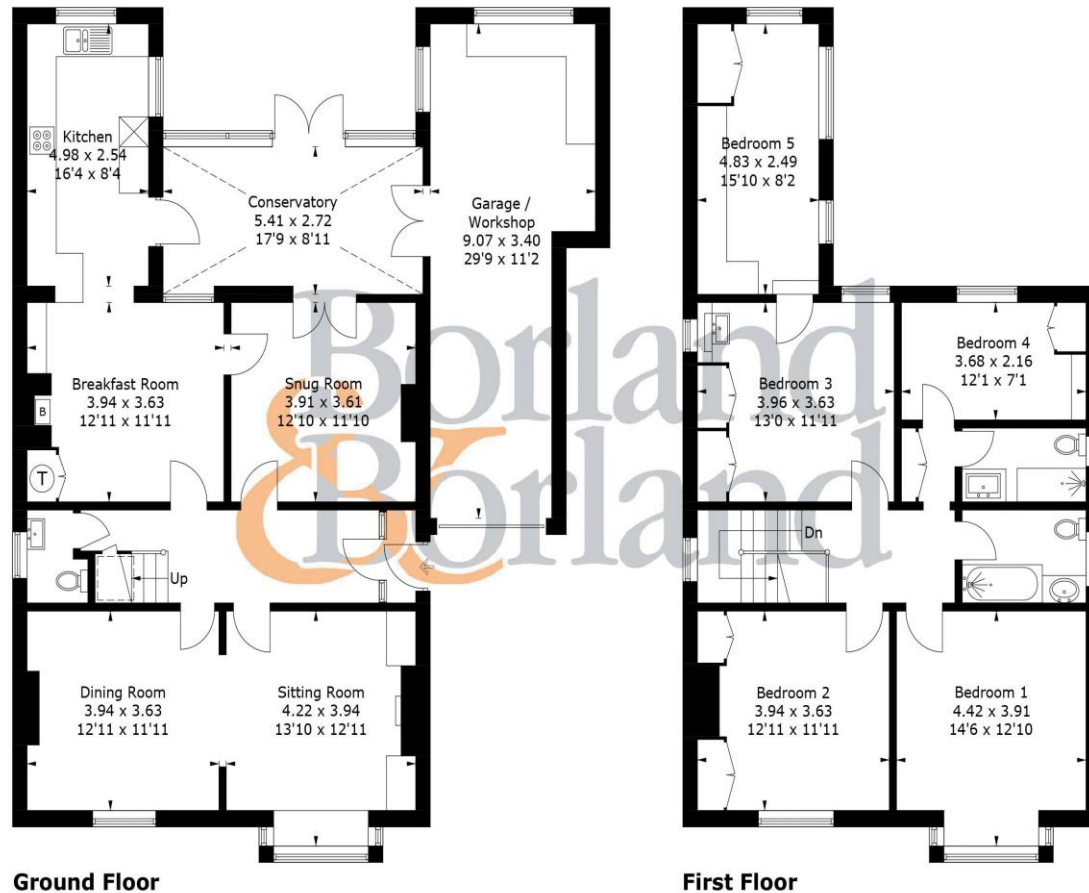


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Approximate Gross Internal Area = 220.9 sq m / 2378 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



Ground Floor

First 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. (ID1220086)



Directions

SatNav: PO10 7PT

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