



Bramlings, Ham Lane, Prinsted

Emsworth PO10 8XT



STUNNING & CONTEMPORARY RESIDENCE CLOSE TO HARBOUR..... Situated in a quiet corner of the West Sussex village of Prinsted, this is a substantial, Contemporary Residence incorporating some of the most modern and innovative design. It offers a spacious and inspirational living experience, with Chichester Harbour Foreshore just a short stroll away. This Smart Home, with its clean, sleek design style, effortlessly flows from Living Spaces to Kitchen & Dining Areas, both internally and externally. There are Four Bedrooms and Three Bathrooms, with the principal Bedroom Suite on the first floor.

Outside there is an Alfresco Entertaining Area, with automatically controlled rain sensitive roof. This area steps up into the attractive, Landscaped Rear Garden. In the corner of the garden, there is a separate Home Office with Ensuite shower room/sauna and sound booth/recording studio. There is a Garage with off-road Parking. Energy efficient features include a Green Roof and Solar Array/Tesla Powerwall. **VIEWING ESSENTIAL** to fully appreciate this Outstanding Home.

- STUNNING CONTEMPORARY RESIDENCE
- HIGH SPEC & INNOVATIVE DESIGN
- GENEROUS LIVING ACCOMMODATION
- FOUR BEDROOMS & THREE BATHROOMS
- ENERGY EFFICIENT FEATURES
- HOME OFFICE WITH SHOWER ROOM & SAUNA
- LANDSCAPED GARDENS WITH ALFRESCO DINING
- GARAGE, OFF ROAD PARKING

Asking Price
£1,800,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
 - Cloakroom
 - Living Room
 - Living Space/Dining Areas/Kitchen
 - Utility Room.
 - 2 Double Bedrooms
 - Study/Bedroom 3
 - Two Bathrooms
-
- Smart Home Entertainment System

First Floor:

- Principal Bedroom Suite with large Ensuite Bathroom & Dressing Room

Exterior:

- Single Garage & off-road Parking
- Home Office/Studio with Shower/Sauna
- Central Heating via Air Source Heat Pump
- Double Glazing
- Solar Energy/Tesla Powerwall
- Green Roof

EPC: B

Council Tax: E





LOCATION

Prinsted is a charming West Sussex village located on the edge of the upper reaches of Chichester harbour. It's a designated A National Landscape (formerly AONB), prized by the locals for its waterside walks and a slipway giving access for dinghy, paddle boarding and windsurfing. Two marinas are nearby.

Prinsted is well connected, with the A259 and the railway station at Southbourne nearby. The fast train from Havant, takes just over an hour to reach London Waterloo.

The nearby Cathedral city of Chichester is known for its culture and arts including the renowned Chichester Festival Theatre. The Goodwood Estate also offers golf, flying and horse & motor racing events.





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Approximate Gross Internal Area = 306.8 sq m / 3302 sq ft
(Including Garage)

Outbuilding = 44.7 sq m / 481 sq ft

Total = 351.5 sq m / 3783 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. (ID1245225)

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