

OVER 60?

Secure this property
for up to **59% less!**



Price
£740,000
Freehold

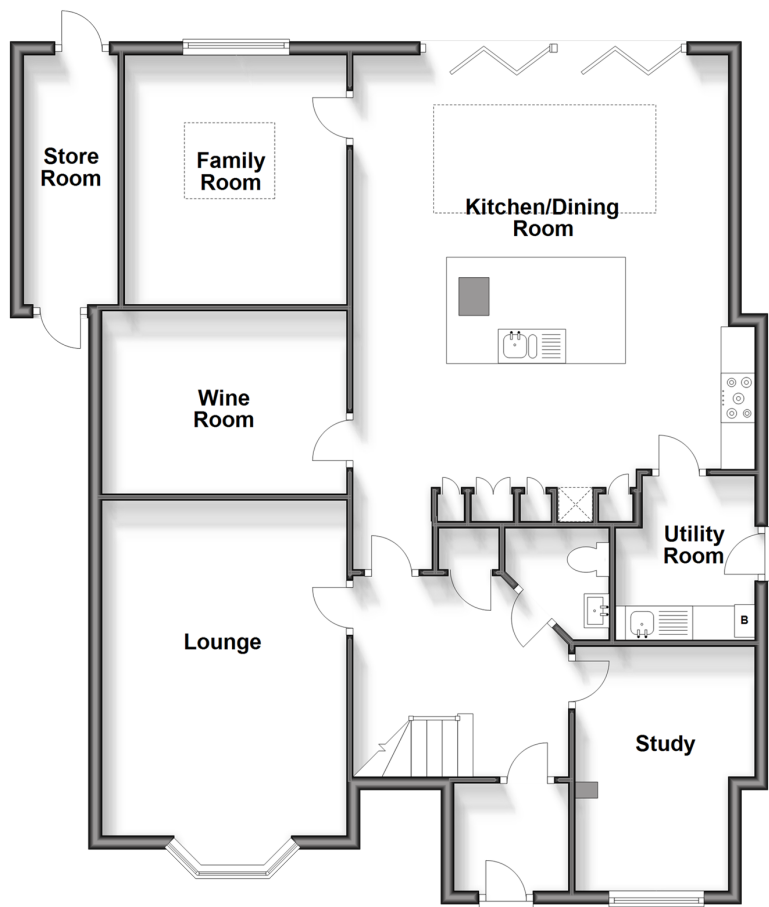
4x  2x  4x 

Mallard Way, Westbourne, Hampshire,
PO10

cubitt&west
Helping you move forwards

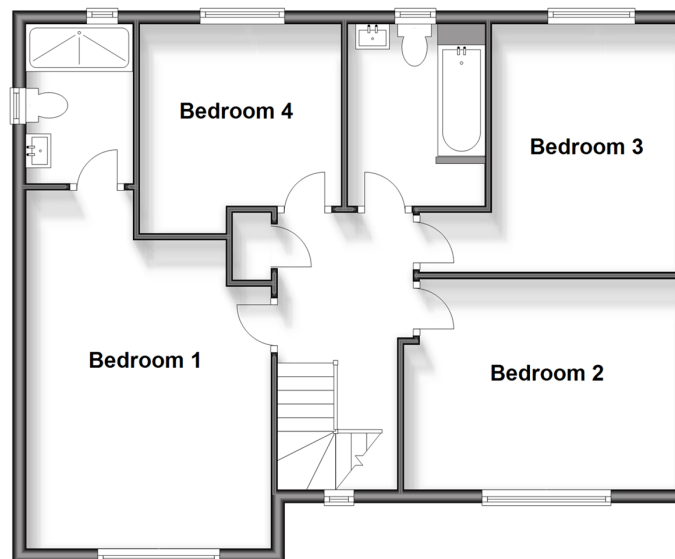
Ground Floor

Approx. 115.7 sq. metres (1245.4 sq. feet)



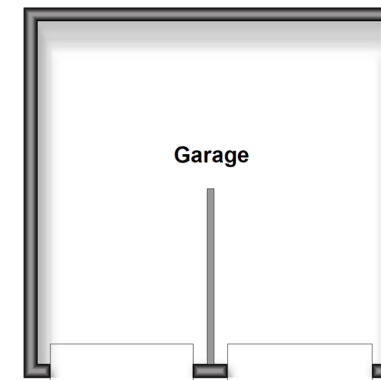
First Floor

Approx. 69.5 sq. metres (748.1 sq. feet)



Outbuilding

Approx. 25.8 sq. metres (277.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 16'5 x 11'9 (5.01m x 3.58m)

Kitchen/Dining Room : 24'8 x 19'4 (7.52m x 5.90m)

Family Room : 11'9 x 8'10 (3.58m x 2.69m)

Study : 15'2 x 8'6 (4.63m x 2.59m)

Utility Room : 6'8 x 5'5 (2.03m x 1.65m)

Wine Room: 11'7 x 8'8 (3.53m x 2.64m)

Store Room: 12'1 x 4'5 (3.69m x 1.35m)

Cloakroom : 5'2 x 5'2 (1.58m x 1.58m)

FIRST FLOOR

Landing

Bedroom 1: 19'9 x 11'9 (6.02m x 3.58m)

En-Suite Shower Room

Bedroom 2: 12'7 x 12'1 (3.84m x 3.69m)

Bedroom 3: 13'4 x 11'9 (4.07m x 3.58m)

Bedroom 4: 9'10 x 8'11 (3.00m x 2.72m)

Bathroom

OUTSIDE

Front & Rear Gardens

Garage & Off Road Parking



Main features

- Extended detached family home - 185.2 sqM / 1,993 Ft
- Modern large kitchen/diner, with 4 large receptions rooms
- 4/5 generous size bedrooms
- Large driveway with space for 6 cars vehicles and detached double garage
- Recently installed 23 solar panels with capacity of 9.2KW. EPC B rating



Nearest Schools

Primary Schools: Westbourne Primary 0.2 miles, St James C of E Controlled Primary 0.9 miles, Southbourne Junior School 1.3 miles

Secondary Schools: Bourne Community College 0.8 miles,



Transport Information

Train Stations: Emsworth 1.6 miles, Southbourne 1.7 miles, Bedhampton 3.3 miles



Address

Mallard Way, Westbourne, Hampshire, PO10



Directions

For directions to this property please contact us.



cubitt&west
Helping you move forwards

Call Emsworth Branch 01243 377888 ■ cubittandwest.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



44607735/20250228/SS/EG