

Mayfield

Prinsted, Emsworth, Hampshire





Mayfield

Prinsted Lane, Prinsted, Emsworth
Hampshire PO10 8HS

A beautifully presented five bedroom family home, in a fabulous waterside location offering immense opportunity.

Emsworth village 1.5 miles, A3 5 miles, Chichester 7.5 miles, Portsmouth 9.5 miles, London 72 miles
(All distances are approximate)

Entrance hall | Drawing room | Sitting/garden room | Kitchen | Utility room & boiler room

Principal en suite bedroom | Four further bedrooms | Family bathroom | Balcony

Double garage | Swimming pool

Mature gardens of 0.88 acres and paddock of 2.59 acres

In all about 3.47 acres

EPC Rating D

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Situation

In an enviable setting, Mayfield is positioned close to the shoreline in the little-known village of Prinsted - one of the south coast's best kept secrets - nestled on the shore of Chichester Harbour. Nestled on the shore of Chichester Harbour, this Area of Outstanding Natural Beauty is a water lover's paradise, with beautiful walks along the shore and a lively dinghy sailing and watersports scene. Prinsted is well connected with the A259 close by giving easy access to Chichester and Havant, where the fast train service into London Waterloo takes just over an hour.

About half a mile away is Southbourne with its church, library, post office, farm shop, chemist, doctor's surgery, schools and supermarket. Also within easy reach is the harbourside market town of Emsworth with excellent facilities and a range of individual shops together with a medical centre and dental surgery. It is well known for its variety of restaurants, pubs and cafés.

The cathedral city of Chichester has a range of cultural, leisure and shopping facilities including the Festival Theatre, Pallant House Gallery, ancient cathedral, museums and a wide range of restaurants. The nearby Goodwood Estate hosts events for horseracing and motor-racing enthusiasts, and the Goodwood Aerodrome offers tuition and flying experiences.

Mayfield

Mayfield is a well-proportioned family home offering spacious and open-plan living accommodation and glorious sea views from many of the rooms. It also offers great potential with planning already granted and the footings insitu.

Currently on the ground floor there is a good-sized drawing room with attractive fireplace, which leads through to the dining room. This area is open to the large entrance hallway and also provides access to the gardens via French doors onto the outside terrace. The well-fitted kitchen is open to a second sitting room/dining area and also accesses the utility room and the rear gardens.



A garden room and shower room along with a further cloakroom complete the accommodation on this level.

On the first floor, a large principal bedroom with doors to a balcony and views over the harbour also offers an excellent en suite bathroom/shower room. There are four further bedrooms and a family bathroom.

Outside

The property sits in formal gardens of 0.84 acres with an additional paddock bordering the harbour which extends to 2.58 acres. It is approached via an expanse of gravelled driveway with plenty of parking, leading to a double garage.

The front of the garden is laid to lawn and overlooks the water's edge. To the rear, the gardens are well-maintained and feature a lovely collection of mature shrubs and trees. An outdoor swimming pool and large terraced area provide a wonderful outside relaxation and entertaining space.

Services

Mains electricity, gas, water and drainage.

Local Authority

Chichester District Council

Agents' note:

Although the postal address for the property is Hampshire, the property sits in the county of West Sussex.

Council Tax

Band G (£2697.22 current year) Planning: Prospective purchasers are advised that they must make their own enquiries of Chichester District Council. Planning Ref: 05/01102/DOM



Viewing

Viewing is strictly by appointment only via Knight Frank.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as curtains, light fittings, garden ornaments, etc. are specifically excluded but may be made available by separate negotiation.

Directions (PO10 8HS)

From the Fishbourne (Tesco) roundabout on the A27 to the south-west of Chichester, take the A259 Fishbourne Road West signposted to Bosham. Continue for 2.3 miles then take the second exit on the roundabout at Bosham continuing towards Chidham and Emsworth.

After about 2.7 miles on entering Southbourne continue over the mini-roundabout. After a short distance, turn left onto Prinsted Lane and follow the road to the waterfront where the property will be found on the right.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area 2,767 sq ft / 257 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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