



# 1 Roedeer Close, Emsworth, Hampshire PO10 7GP

Borland & Borland are delighted to present this attractive and well-appointed four bedroom detached residence, Situated close to Hampshire Farm Meadow an open recreational space with children's play area, allotments and countryside walks, on the fringe of sought-after village of Emsworth.

This appealing home offers bright, well-balanced accommodation, perfectly suited to modern family living. The ground floor is thoughtfully arranged, with a generous Sitting Room providing a comfortable and inviting living environment. To the rear, the property truly excels with a spacious Kitchen/Dining Room, forming the heart of the home. This impressive space is ideal for both everyday living and entertaining, with direct access to the garden. A separate Utility Room enhances practicality, alongside a convenient ground floor Cloakroom. The first floor offers four well-proportioned bedrooms, including a particularly spacious principal Bedroom benefitting from a en-suite Shower Room. The remaining bedrooms offer flexibility for family use, guests or home working. A modern family bathroom serves the additional rooms. Externally the property enjoys an attractive frontage, a driveway providing off-road parking, leading to a pitched roof detached garage with power and light . To the rear, the garden is enclosed and designed for ease of maintenance benefitting from being South-facing.

Roedeer Close forms part of a well-regarded residential setting, conveniently situated for access to local amenities, schooling and transport links. The surrounding area offers a blend of countryside and coastal attractions, making it an enviable location for both families and professionals.

- DETACHED FAMILY HOME
- IMMACULATE THROUGHOUT
- BUILT 2014
- FOUR BEDROOMS - MASTER WITH EN-SUITE
- SPACIOUS KITCHEN/DINING ROOM
- SOUTH FACING GARDEN
- GARAGE & OFF ROAD PARKING
- POPULAR RESIDENTIAL LOCATION WITH HAMPSHIRE MEADOWS WITHIN EASY REACH

Asking Price

£515,000  
Freehold





# ACCOMMODATION

## Ground Floor:

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen / Dining Room
- Utility Room

## First Floor:

- Bedroom 1 with En-Suite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Family bathroom

## Exterior:

- Detached garage
- South facing garden

EPC: TBC

Council Tax: F





## LOCATION

With the advantage of being situated between the upper reaches of Chichester Harbour and the South Downs National Park, this family home is in an ideal location for those who enjoy both countryside and water pursuits.

Conveniently located within approximately half a mile of the property is Westbourne Village centre offering a variety of local amenities. To the south lies Emsworth's thriving square offering a good choice of local shops, cafés/restaurants and two sailing clubs.

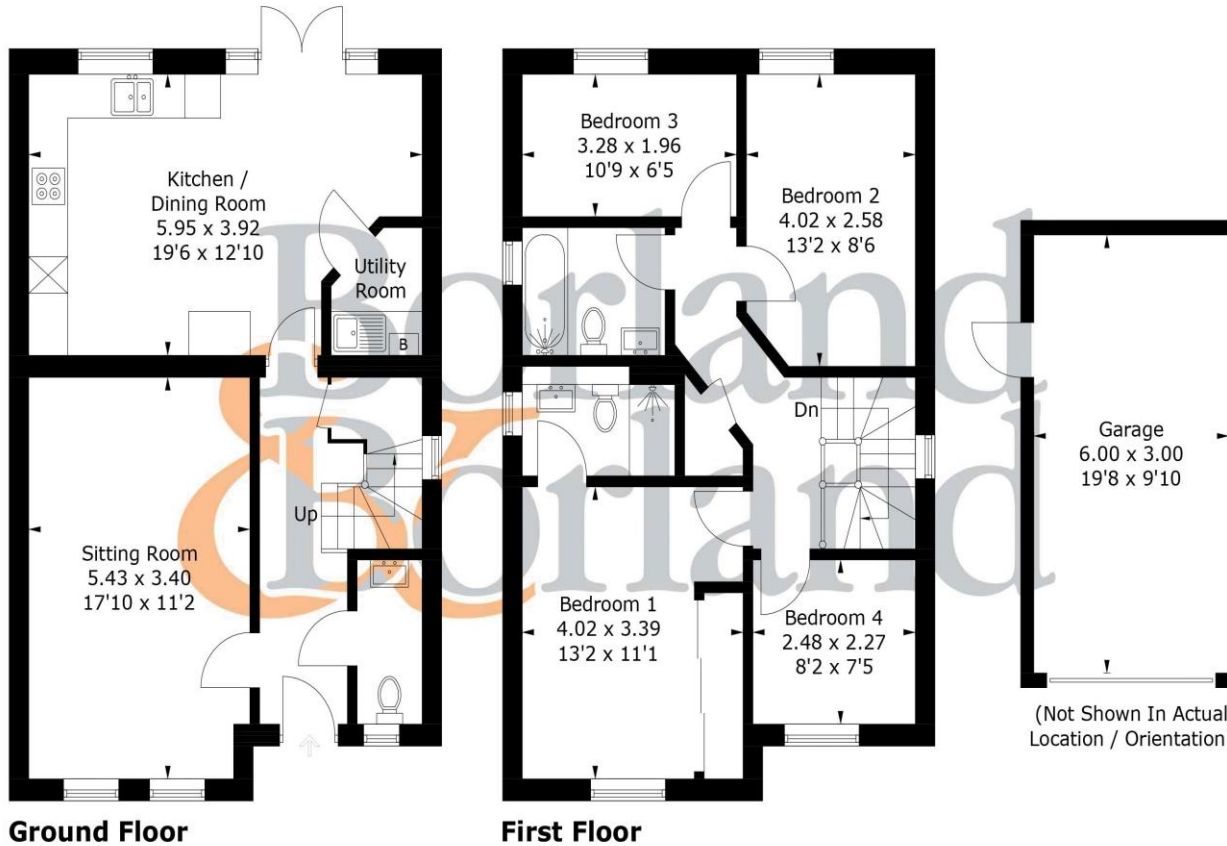
Nearby Havant town is a transport hub providing mainline rail services to London and the South Coast, and access to the south coast motorways and the A3 to London. The Cathedral City of Chichester and the Goodwood Estate which are a short distance to the East.





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Approximate Gross Internal Area = 113.0 sq m / 1216 sq ft  
Garage = 18.0 sq m / 194 sq ft  
Total = 131.0 sq m / 1410 sq ft



## Directions

SAT NAV: PO10 7GP

### PRODUCED FOR BORLAND & BORLAND ESTATE AGENTS

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. (ID1313810)

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