



**Borland
& Borland**
Independent Estate Agent

JUNNELL
PRIME RESIDENTIAL

Plot 4, Millwood
Emsworth, PO10 8EY

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NEW HOME - NEW GEORGIAN INSPIRED, EXCLUSIVE DEVELOPMENT from Junnell Prime Residential..... Every property at Millwood has Light-Filled and Spacious Interiors, where inside space connects seamlessly with outside space. Plenty of care and thought has gone into the space planning and interior design at Millwood; the properties have been built to a high specification with quality, contemporary fittings throughout the interior and the exterior. As a result, each property is individual and offers not only perfect space for socialising with friends or family, but also a comfortable, private retreat in which to relax.

This home offers light filled accommodation, on a generous plot with unusually large floor area for a Three-Bedroom Property, and a with secluded west-facing garden. Accommodation comprises a welcoming entrance hall leading to the Open-Plan Kitchen/Dining/Living Space, a Laundry Room, spacious Cloakroom and further access to the living room. On the first floor, a generous landing with Study Space for a desk leads to Three Double Bedrooms and Two Bathrooms. The property has Private Parking for two cars and an Attached Garage with direct access into the house.

- HIGH SPECIFICATION NEW HOME
- GATED DEVELOPMENT
- DETACHED
- THREE BEDROOMS
- UNDERFLOOR HEATING
- FEATURE BATHROOM WITH FREE-STANDING BATH
- WEST FACING LANDSCAPED GARDEN
- OFF ROAD PARKING & GARAGE

Asking Price
£900,000
Freehold





ACCOMMODATION

Ground Floor:

- Entrance Hall
- Open plan Sitting/ Dining Room through to Kitchen
- Laundry Room
- Cloakroom

First Floor:

- Bedroom One with En-Suite
- Bedroom Two
- Bedroom Three
- Family Bathroom with free-standing bath

Exterior:

- West facing Landscaped Rear Garden
- Garage & Parking

EPC: B

Council Tax: TBC

The Setting:

The setting and approach to Millwood is superb. A sweeping private drive through attractive mature trees leads to an impressive, Gated Entrance. You then pass the walled garden of a late-Georgian villa on one side and the hedge-lined boundary of a Grade II listed, 1700s farmhouse on the other. The architectural style is Georgian, in keeping with the surrounding Heritage-Parkland Setting. The site occupies a large area of land, so every property has a generous plot and good separation from other buildings. There's ample Private Parking and well-sized Garages for each property. Just inside the gates is additional Visitor Parking.

All Mains Services except gas. Heating is via Air Source Heat Pump.





LOCATION

Located in the Chichester Harbour National Landscape (formerly AONB) is a water enthusiasts paradise, with beautiful walks along the shore, a lively dinghy-sailing and water sports scene, and two marinas close by.

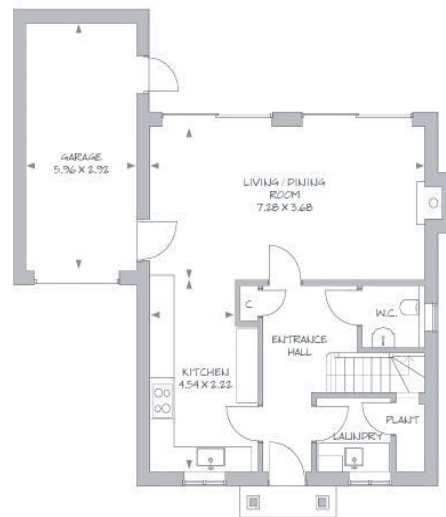
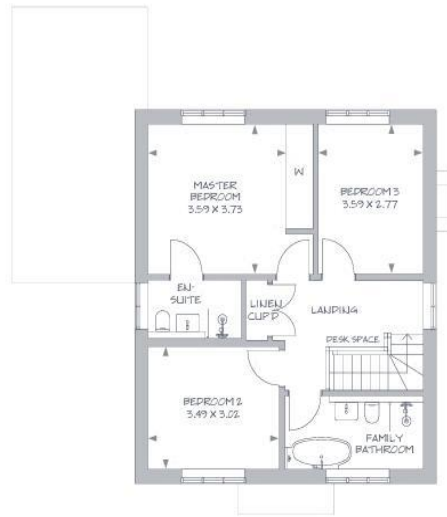
Near at hand is the bustling harbour side market town of Emsworth, which has a choice of independent shops, post office, cafés/restaurants & pubs. Southbourne offers access to a local Farm Shop, Co-op, pharmacy, doctor's surgery, leisure centre and local schools, such as Southbourne Infant & Junior School and Bourne Community College.

Millwood is also well connected, with the A259 and Southbourne railway station nearby and its links to London and Portsmouth, Southampton, Brighton.

To the East is the Cathedral City of Chichester with its renowned Festival Theatre. Attractions at the nearby Goodwood Estate include golf, flying, horse and motor racing events.







PLOTS 3, 4, 5



Directions

SatNav: PO10 8EY

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

property@borlandandborland.co.uk

www.borlandandborland.co.uk

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