





Guide price £1,400,000

Montague Cottage

Purbrook, PO7 5RX

- EXTENDED & MODERNISED 18TH CENTURY PERIOD HOME
- PLOT OF CIRCA 0,7 OF AN ACRE
- BACKS ONTO THE SOUTHWICK ESTATE AT THE REAR
- LARGE DRIVEWAY & GARAGE
- OVER 3900 SQ FT OF ACCOMMODATION
- FIVE BEDROOMS
- OVERLOOKS PURBROOK HEATH TO THE FRONT
- FOUR RECEPTION ROOMS
- 32FT KITCHEN/DINING/FAMILY ROOM
- LOCATED IN A HAMLET OF FIVE HOMES

Montague Cottage is a beautifully appointed and sympathetically extended 18th Century period home that perfectly blends historic character with elegant modern living. Set in an elevated position with far-reaching views across Purbrook Heath to the front and over the tranquil woodland and farmland of the Southwick Estate to the rear, this exquisite residence offers both privacy and a strong sense of place within its idyllic surroundings.



Stepping inside, the home immediately exudes warmth and timeless charm. The spacious entrance hall, with its exposed beam and wide oak flooring, sets the tone for the style and quality that continues throughout. At the heart of the house lies the impressive kitchen and family room, a stunning open-plan space bathed in natural light from a series of French doors and skylights. This sociable room features bespoke cabinetry, a central island, and generous dining and seating areas, seamlessly connecting indoor and outdoor living.

Complementing the main living space are a series of beautifully finished reception rooms. The cosy sitting room, with its deep blue panelling and wood floors, provides a perfect retreat, while the conservatory and adjoining study enjoy peaceful garden views, offering versatile spaces for relaxation or work. The playroom and gym add to the home's flexibility, catering for both family life and leisure.

Upstairs, there are four double bedrooms, each tastefully presented and full of light. The principal bedroom is particularly spacious, enjoying dual aspects and stylish décor. The luxurious family bathroom combines modern fittings with period grace, featuring a freestanding bath, walk-in shower, and quality finishes.

The property's charm continues outdoors, where thoughtfully landscaped gardens extend to the rear. A large terrace opens to an expanse of lawn, bordered by mature trees and hedging, leading to a tranquil pond at the far end of the garden. A swim spa sits on a raised timber deck, creating the perfect spot to unwind and enjoy the setting. Outbuildings, including a workshop and greenhouse, provide useful additional space, while the driveway and garage offer ample parking.

Blending 18th Century heritage with contemporary sophistication, Montague Cottage is a truly special home — one that captures the beauty of its rural surroundings while offering exceptional comfort and style.

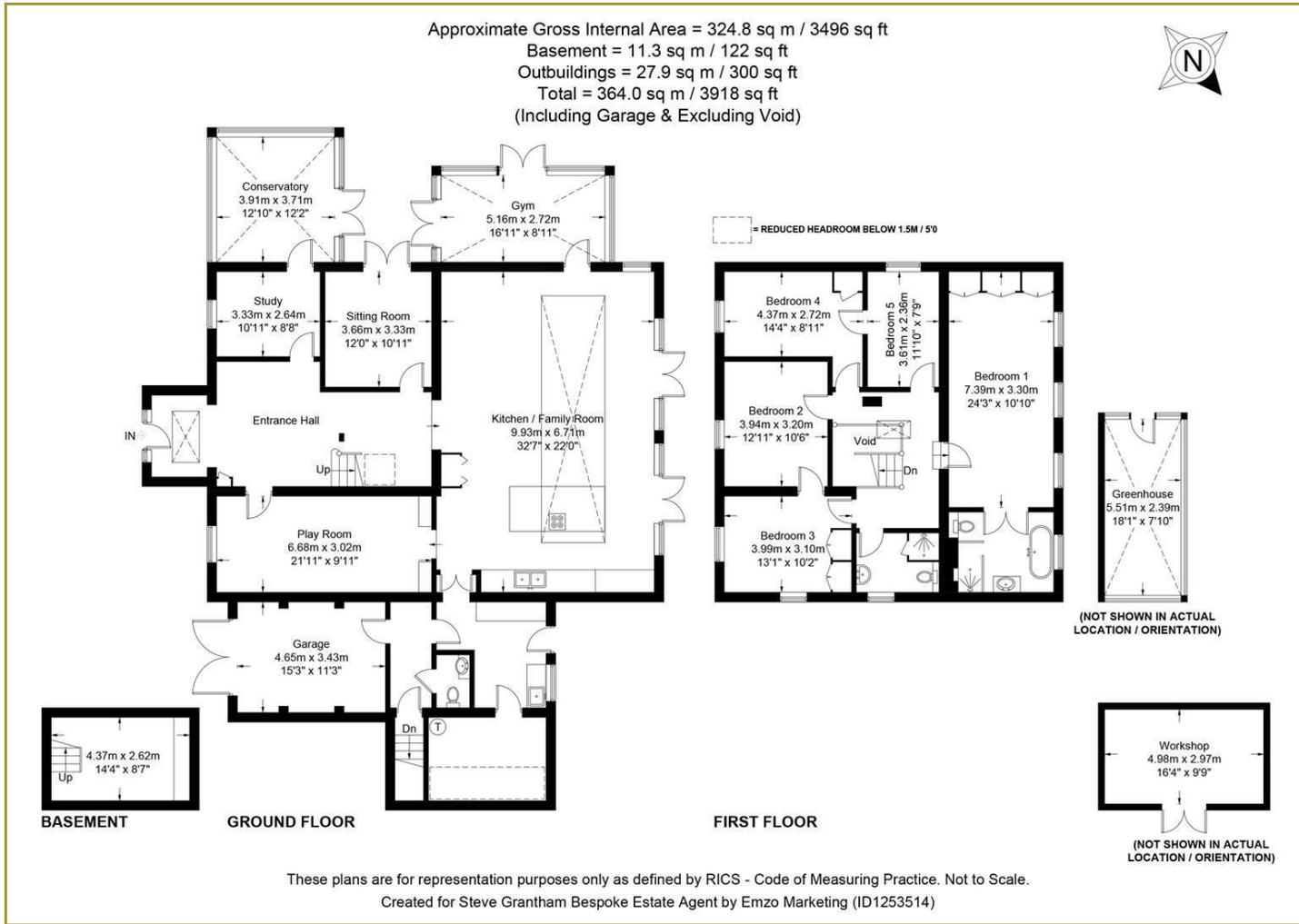
As part of the most recent extension to Montague Cottage, further approved plans are in place to offer the new owners the scope to extend the existing garage, to create a double garage and to add a home office/gym above (see plans in images).

Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

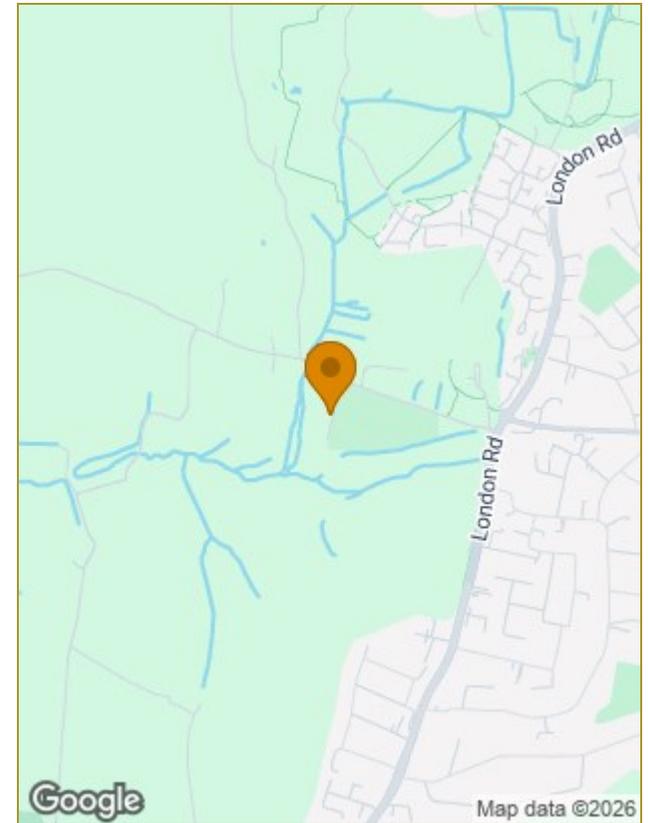




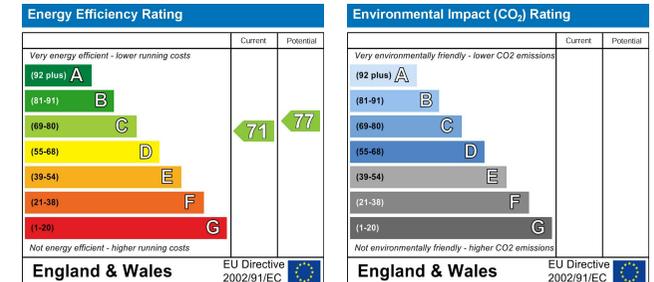
Floor Plans



Location Map



Energy Performance Graph



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