



**Borland  
& Borland**  
Independent Estate Agent

**JUNNELL**  
PRIME RESIDENTIAL

Plot 7, Millwood  
Emsworth, PO10 8EY

# Plot 7, Millwood, Emsworth PO10 8EY



**NEW HOME - NEW GEORGIAN INSPIRED 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 have gone into the space planning and interior design at Millwood. 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 Detached Two Bedroom Home displays a Flint Cottage Style, reflecting the surrounding Downland Villages nearby. It offers a floor area & layout of a larger house. The welcoming front porch & entrance hall, leads to a large & light-filled Living Room to the left; the rear wall here is almost entirely glazed with sliding patio doors onto a neat, lawned Rear Garden. To the right of the entrance hall is a spacious Kitchen/ Dining space. The Farmhouse-style Kitchen has a contemporary aspect, with modern Rangemaster cooker and Belfast sink, and is in keeping with the property's character. There is a Cloakroom. A pedestrian door links the kitchen directly to the Private Drive and Garage. On the first floor there are Two Double Bedrooms, one with Ensuite and a Family Bathroom.

- HIGH SPECIFICATION DETACHED NEW HOME
- GATED DEVELOPMENT
- KITCHEN/DINING ROOM
- LARGE SITTING ROOM
- TWO BEDROOMS, TWO BATHROOMS
- UNDERFLOOR HEATING
- REAR & FRONT LANDSCAPED GARDEN
- OFF-ROAD PARKING & GARAGE

Asking Price  
£775,000  
Freehold





# ACCOMMODATION

## Ground Floor:

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

## First Floor:

- Bedroom One, with fitted wardrobes & En-Suite
- Bedroom Two, with fitted wardrobes
- Family Bathroom

## Exterior:

- Landscaped Rear/Front Garden
- Garage
- Drive/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 is 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.

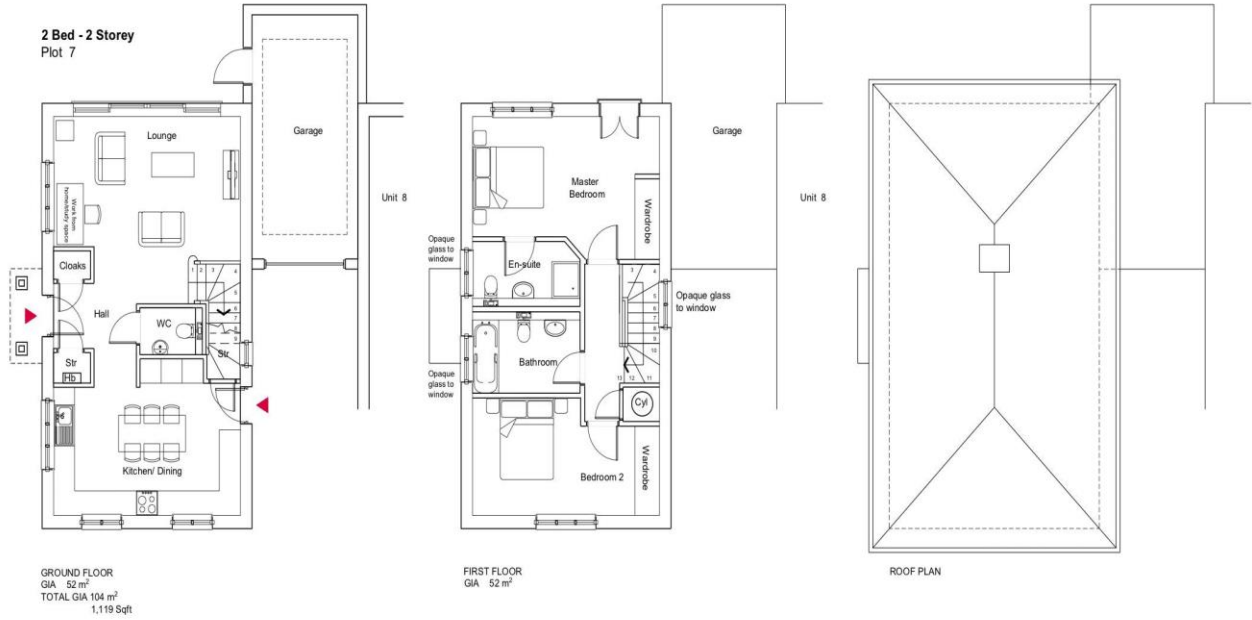
Millwood is also well connected, with the A259 and Southbourne Railway Station nearby and its links to London and Portsmouth, Southampton, Brighton. To the East is the Cathedral City of Chichester with its renowned Festival Theatre. Attractions at the nearby Goodwood Estate include golf, flying, horse and motor racing events.





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No.	Amendment	By	Date



Scale 1:100

Project: Wayside, Emsworth

**Junnell**

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Drawing Title: Proposed Floor Plans Plot 7 - 2 bed

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**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

