



**Borland  
& Borland**  
Independent Estate Agent

**JUNNELL**  
PRIME RESIDENTIAL

The Gatehouse - Plot 1, Millwood  
Emsworth, PO10 8EY

# The Gatehouse - Plot 1, Millwood

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**NEW HOME – NEW GEORGIAN-STYLE GATEHOUSE IN EXCLUSIVE DEVELOPMENT by Junnell Prime Residential...** This New, Detached Chalet Bungalow with Two Bedrooms, has been built to a high specification with quality, contemporary fittings throughout the interior and the exterior. The formal front entrance, flanked by tall sash windows, and the charming, south facing rear Walled Garden, lends the property its period character. The internal layout is bright and spacious, with a superb Open Plan Living Space/ Dining Room/ Study Area all the way across the rear elevation of the property. The Kitchen is located across the hall from the dining area. There are two sets of sliding doors opening out onto the Rear Patio & Landscaped Walled Garden. On each floor, there is a Large, Double Bedroom, one with Ensuite. To the front there is a Detached Garage with own driveway parking.

There is an attractive setting and approach to Millwood, with its sweeping private drive through attractive mature trees leading to an impressive, Gated Entrance; this blends well with its Heritage-Parkland Setting and the Georgian architectural style. Internally, tremendous care and thought have gone into the space planning and interior design at Millwood. Just inside the gates there is also additional visitor parking.

- EXCLUSIVE & GATED RESIDENTIAL DEVELOPMENT
- DETACHED CHALET BUNGALOW BUILT TO A HIGH SPECIFICATION
- SPACIOUS LIVING/ DINING ROOM/ STUDY AREA ACROSS ENTIRE REAR ELEVATION
- TWO LARGE DOUBLE BEDROOMS, ONE ON EACH FLOOR & AN ENSUITE
- FAMILY BATHROOM WITH WALK-IN SHOWER
- DETACHED GARAGE WITH DRIVEWAY PARKING
- CHARMING SOUTH FACING WALLED GARDEN
- NEARBY FOOTPATH LINK TO THE FORESHORE

Guide Price

£935,000

Freehold





# ACCOMMODATION

## Ground Floor:

- Entrance Hall
- Kitchen
- Living Space/Dining Room/Study Area
- Master Bedroom with Ensuite
- Cloakroom

## First Floor:

- Bedroom Two
- Family Bathroom
- Bespoke Fitted Laundry Cupboard with Miele Washer/Dryer
- Attic Storage

## External:

- Detached Garage
- Driveway Parking
- Charming South Facing Walled Garden
  
- Additional Visitor Parking spaces near the gates of the development.

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

EPC: B  
Council Tax: TBC





## LOCATION

Emsworth is situated on the upper reaches of Chichester Harbour, A National Landscape (formerly AONB), which sits on the West Sussex Hampshire border with easy access to open countryside and South Downs National Park, with its country pursuits and events.

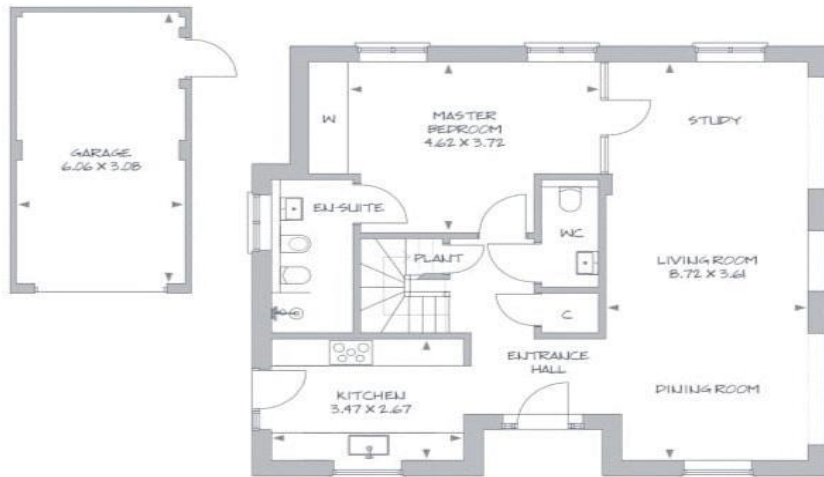
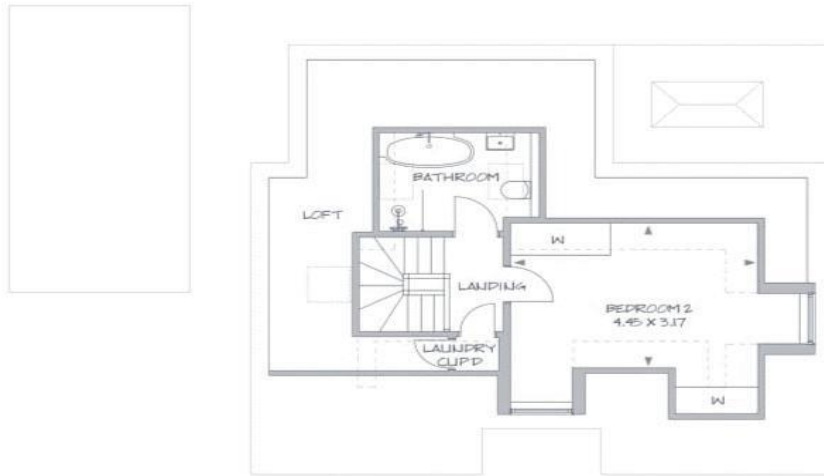
To the south is Chichester Harbour, renowned for sailing and coastal walks. Southbourne offers access to a local Farm Shop, Co-op, pharmacy, doctor's surgery, leisure centre and local schools. Nearby are Southbourne Infant & Junior School and Bourne Community College.

There are excellent transport links, being within easy reach of major roads, local bus service and South Coast rail links to London and Southampton, Brighton.

The Cathedral City of Chichester is located approximately seven miles to the east providing multiple shopping outlets, internationally renowned theatre with golf, flying, horse & motor racing at nearby Goodwood.







### Directions

SatNav: PO10 8EY

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