



**Borland  
& Borland**  
Independent Estate Agent

**JUNNELL**  
PRIME RESIDENTIAL

Plot 2, Millwood  
Emsworth, PO10 8EY

# Plot 2, Millwood, Emsworth PO10 8EY



**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 is a bright and substantial Georgian Town House, with an imposing frontage more than 25 meters wide. This family home is oriented to enjoy both south & west-facing private garden. The internal layout centres around an inviting Entrance Hall. A feature staircase with iron handrail rises through a full-height space to the Galleried Landing on the first floor. The Open-Plan Kitchen/ Dining room is a lovely social space, with an Orangery/Family Room on one side and access through pocket sliding doors to the Formal Living Room on the other. A Boot Room links to the integral Double Garage where there is a private staircase to the Home Office. Upstairs there are Four Bedrooms, Three with Ensuite, and a Family Bathroom featuring free-standing bath. There is a private Driveway leading to the Double Garage.

- HIGH SPECIFICATION DETACHED NEW HOME
- GATED DEVELOPMENT
- OPEN PLAN KITCHEN/ DINING/ FAMILY SPACE
- ORANGERY/ FAMILY ROOM
- FORMAL LIVING ROOM
- FOUR BEDROOMS;  
FOUR BATHROOMS
- UNDERFLOOR HEATING
- AMPLE PARKING & DOUBLE GARAGE

Asking Price  
£1,750,000  
Freehold





# ACCOMMODATION

## Ground Floor:

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

## First Floor:

- Bedroom 1 with built-in wardrobe & Ensuite
- Bedroom 2 with Ensuite
- Bedroom 3
- Family Bathroom with Free-standing Bath

## Second Floor:

- Bedroom 4 with Ensuite

## Exterior:

- Home Office above garage via staircase
- Double Garage with access from house

## **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.

EPC: B  
Council Tax: TBC





## 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.

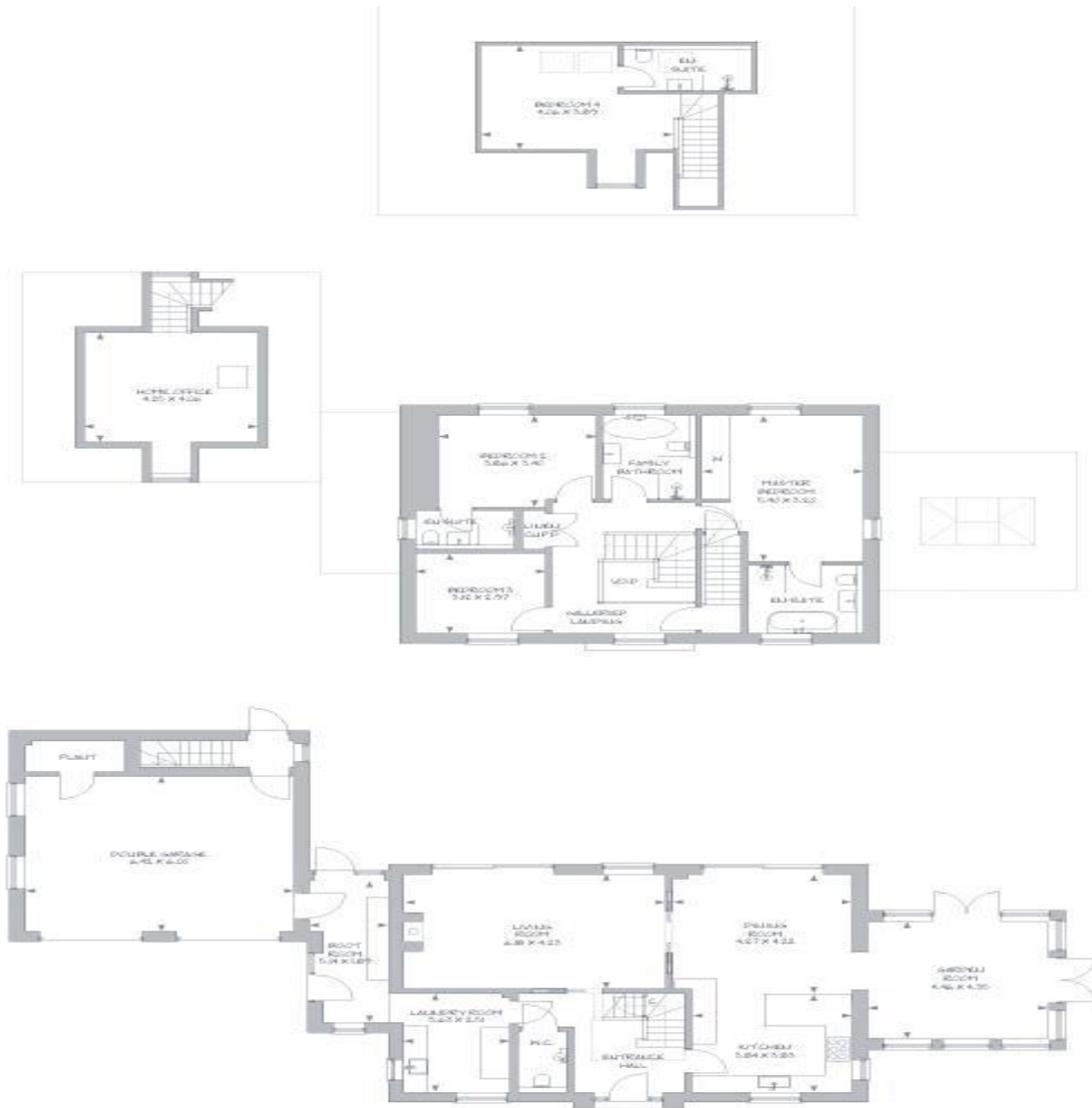
Near at hand is the bustling harbour side market town of Emsworth, which has a choice of independent shops, post office, cafés/restaurants & pubs. Southbourne offers access to a local Farm Shop, Co-op, pharmacy, doctor's surgery, leisure centre and local schools, such as Southbourne Infant & Junior School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







PLOT 2



### Directions

Satnav: PO10 8EY

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9a High Street, Emsworth, Hampshire PO10 7AQ

Tel: 01243 377655

[property@borlandandborland.co.uk](mailto:property@borlandandborland.co.uk)

[www.borlandandborland.co.uk](http://www.borlandandborland.co.uk)

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