





An exceptional and highly recognisable waterside residence occupying one of Emsworth's most coveted positions, enjoying breathtaking views across both Peter Pond and Slipper Mill Pond. The well known former pub, The Royal Oak, offers approximately just over 2,000 sq.ft

This substantial four-bedroom home combines character, charm and generous living accommodation, whilst benefiting from off-road parking and beautifully maintained gardens. Situated within easy reach of Emsworth's vibrant harbour, sailing clubs and local amenities, this is a rare opportunity to acquire a landmark property in an outstanding setting.

The ground floor offers an impressive arrangement of living space designed to maximise the stunning outlook. An inviting entrance hall with cloakroom leads to two elegant reception rooms, both enjoying water views. The formal sitting room features an attractive open fireplace with bespoke cabinetry and shelving, whilst the dual-aspect family room benefits from a cosy log-burning stove. An inner hallway leads through to the superb open-plan kitchen and dining room, fitted with an extensive range of wall and base units, with a central island incorporating a sink and integrated dishwasher. The kitchen also benefits from an electric Aga complimented by the matching extractor hood. French doors open directly onto the garden creating an ideal space for entertaining. A separate utility room with access to the side garden completes the ground floor accommodation.

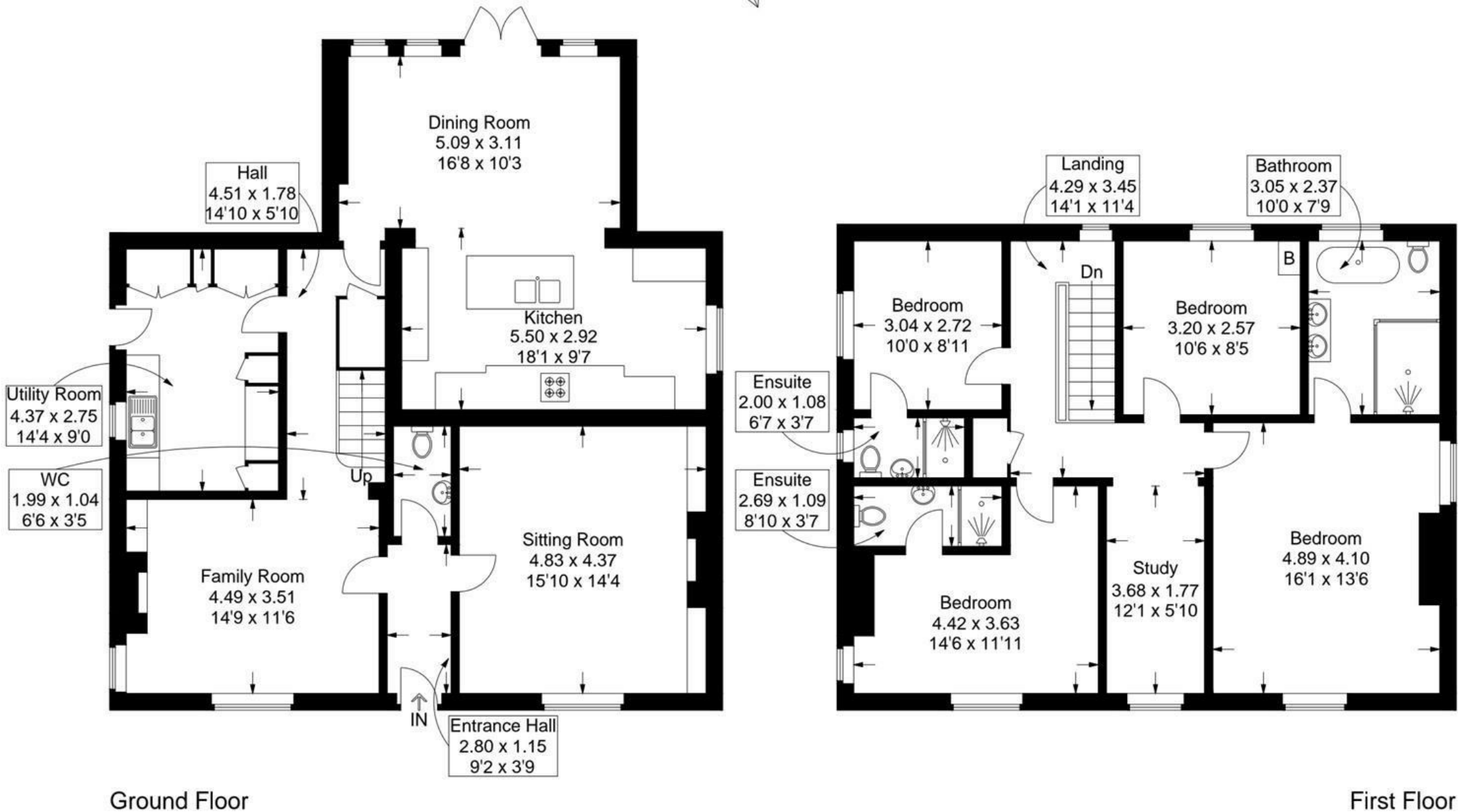
The first floor offers a spacious landing with a useful study area and access to four well-proportioned bedrooms. Three bedrooms benefit from their own en-suite facilities, including the impressive principal suite which enjoys dual-aspect views across Slipper Mill Pond. The principal bedroom also features a generous en-suite bathroom with a bath and separate shower enclosure, whilst the remaining bedrooms are served by high-quality bathroom facilities throughout.

- ICONIC EMSWORTH RESIDENCE
- STUNNING WATER VIEWS
  - OVER 2,000 SQ FT
  - FOUR GENEROUS BEDROOMS
  - THREE EN-SUITE BEDROOMS
- PRINCIPAL SUITE VIEWS
- CHARACTER FEATURES THROUGHOUT
- PARKING FOR MULTIPLE CARS
- PRIVATE GARDEN SPACES
- TWO RECEPTION ROOMS & KITCHEN/DINING ROOM



# Main Road, Emsworth

Approximate Gross Internal Area = 189.2 sq m / 2036 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.