





Beautifully blending period character with modern living, this charming Victorian flint cottage has been thoughtfully extended and tastefully renovated throughout, creating a wonderful home full of warmth and versatility. Retaining many original features while offering contemporary finishes, the property provides flexible accommodation perfectly suited to modern family life. At the heart of the home is a superb open-plan kitchen, dining and living space with patio doors opening onto the beautifully maintained rear garden, while a separate reception room with a log-burning stove offers a cosy retreat or ideal home office.

On the first floor are two well-proportioned bedrooms, both featuring attractive fireplaces, served by a stylish family bathroom complete with both a bath and separate shower. A ground floor cloakroom adds further practicality.

A standout feature of the property is the detached self-contained annexe positioned at the rear of the garden. Currently operating as a successful Airbnb, it offers a spacious bedroom/living area and shower room, making it equally suitable as guest accommodation, a home office, gym or independent living space.

Outside, the private enclosed rear garden has been lovingly maintained and provides a peaceful setting for relaxing or entertaining. To the front, the property benefits from off-road driveway parking together with convenient side access to the garden.



- CHARACTER VICTORIAN COTTAGE
- THOUGHTFULLY EXTENDED
- OPEN-PLAN LIVING SPACE
- LOG BURNING STOVE
- SELF-CONTAINED ANNEXE
- IDEAL HOME OFFICE
- DRIVEWAY PARKING
- SUCCESSFUL AIRBNB OPPORTUNITY
- PERIOD FEATURES THROUGHOUT

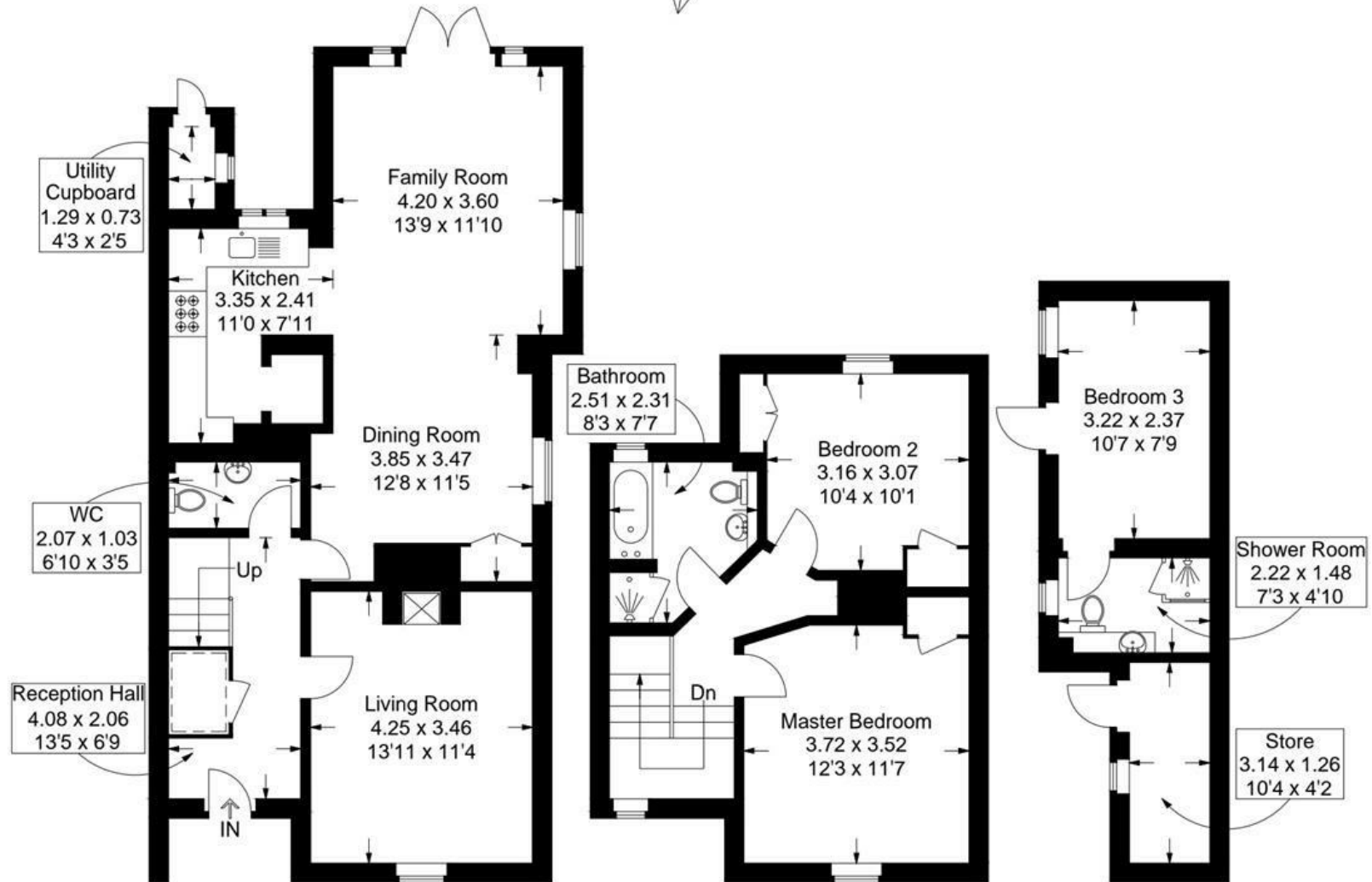
Southleigh Road, Emsworth

Approximate Gross Internal Area = 120.4 sq m / 1296 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 1 sq m / 11 sq ft

Total = 121.4 sq m / 1307 sq ft



Ground Floor

First Floor

Annex

= Reduced headroom below 1.5m / 5'0

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.