



Gable Cottage

3 South Close | Havant | Hampshire | PO9 2TD

FINE & COUNTRY

STEP INSIDE

Gable Cottage | £749,950 | Freehold

Gable Cottage is set within the historic grounds of the former Wade Court Estate, this unique and beautifully appointed home occupies one of the original freehold plots created when the estate was sensitively divided in the early 20th century. Nestled amidst mature surroundings that once formed part of the manor's expansive grounds, the property enjoys a wonderful sense of space, privacy, and heritage — offering all the charm of a period setting with the comfort and style of a modern, individual residence. A true highlight is the large, private stretch of the Lymbourne stream which runs through the generous garden — creating a tranquil and idyllic outdoor haven rarely found in residential homes. Perfectly positioned just a short stroll from the picturesque Langstone Mill and its scenic millpond, the property also enjoys easy access to miles of breathtaking coastal and nature walks. The popular Royal Oak and Ship Inn public houses are both within walking distance, providing an exceptional lifestyle balance of rural charm and coastal living. The accommodation has 1545 sq ft of living space with three bedrooms and a bathroom on the first floor with a further occasional bedroom / study, shower room, sitting room, kitchen and conservatory on the ground floor. Being located within easy reach of Havant town centre the property has the advantages of good commutable rail links to London Waterloo and road links to the south coasts' major cities inc. Portsmouth & Chichester.

ENTRANCE: At the end of a private road is South Close with a central turning area with lighting, pillared entrance with lighting and double wrought iron gates providing vehicular and pedestrian access onto driveway with car parking facilities, lawned garden to the left hand side of the property with shrubs, bushes and a curved retaining wall, high hedge to the other side, curved pathway leading to the main front door, lawned garden to one side with large circular water feature, shingled seated area, arched top gate providing pedestrian access to rear garden, covered porch with Ring door bell and plaque depicting house name leading to main front door to:

HALLWAY: Vinyl tile effect flooring, balustrade staircase rising to first floor with understairs storage cupboard, double glazed window to side aspect, roll top radiator, doors to primary rooms, wall light, square openings leading to kitchen and sitting room.

SITTING ROOM: 16'0" x 11'11" Double glazed window to side aspect with radiator under, ceiling coving, wooden flooring, twin double glazed doors with full height windows to the side leading to conservatory, central chimney breast with exposed brick inlay, open fire and tiled hearth, dimmer switch.







CONSERVATORY /DINING ROOM: 16'5" x 9'2"

Vinyl wood effect flooring, double glazed windows to all aspects with central sliding doors leading to garden, glass roof with sail blinds.

HOME OFFICE / OCCASIONAL BEDROOM 4: 12'0" x 9'0"

Central chimney breast with hearth and built-in dresser to one side with drawers and cupboards under and glass fronted unit over, double glazed window to rear aspect overlooking garden, radiator, wall mounted boiler supplying domestic hot water and central heating (not tested), painted and varnished floorboards, door to:

UTILITY ROOM: 9'0" x 5'1"

Vinyl wood effect flooring, range of floor units with roll top work surface, inset single bowl sink unit with mixer tap, integrated washing machine, range of storage cupboards with narrow work surface over, double glazed window to side aspect and door to rear garden, ceiling spotlights.

SHOWER ROOM:

Fully ceramic tiled shower cubicle with drench style hood, recessed shelf, extractor fan, ceiling spotlights, double glazed window to side aspect, concealed cistern w.c., with wooden shelf over, built-in storage cupboard, chrome heated towel rail, wash hand basin with mixer tap and tiled splashback, vinyl tile effect flooring.

KITCHEN / BREAKFAST ROOM: 12'0" x 11'1"

Double glazed window to side aspect overlooking garden, comprehensive range of light grey fronted wall and floor units with wood block work surface, inset Butler sink with mixer tap, range of drawer units, corner storage cupboard, ceramic tiled surrounds, under unit lighting, two wall mounted units with glazed doors and shelving, double glazed window to front aspect overlooking driveway and garden, integrated dishwasher with matching door, tall cupboard with space for fridge/freezer, free standing range style cooker with five ring gas hob, ovens under and extractor hood, fan and light over, tall central island with wood block surface, breakfast bar, wine shelf, cooler and range of cupboards under, contemporary style radiator, ceiling spotlights, vinyl flooring.





FIRST FLOOR: Landing with balustrade, stained floorboards, access to loft space, double glazed window to front aspect, built-in storage cupboard.

BEDROOM 1: 16'0" x 12'0" Central chimney breast with built-in wardrobes to one side, picture rail, wood panelling to one wall with bedside lamps, stripped and varnished floorboards, dual aspect double glazed windows to side and rear overlooking garden, radiator.

BEDROOM 3: 9'0" x 9'0" (12'0" max). Double glazed window to rear aspect overlooking garden, radiator, wood effect tiled flooring, picture rail, panelled door.

BEDROOM 2: 12'0" x 11'0" Double glazed window to front aspect overlooking garden and driveway with radiator under, stripped and stained floorboards, picture rail, wood panelling to one wall, panelled door.

BATHROOM: White suite comprising; P shaped panelled bath with mixer tap, drench style hood over with separate shower attachment and wall mounted controls, ceramic tiled surrounds, wooden plinth with twin circular wash hand basins with mixer taps and cupboards under, double glazed frosted window to side aspect, concealed cistern w.c. with woodblock surface over, ceiling spotlights, chrome heated towel rail, tiled flooring.

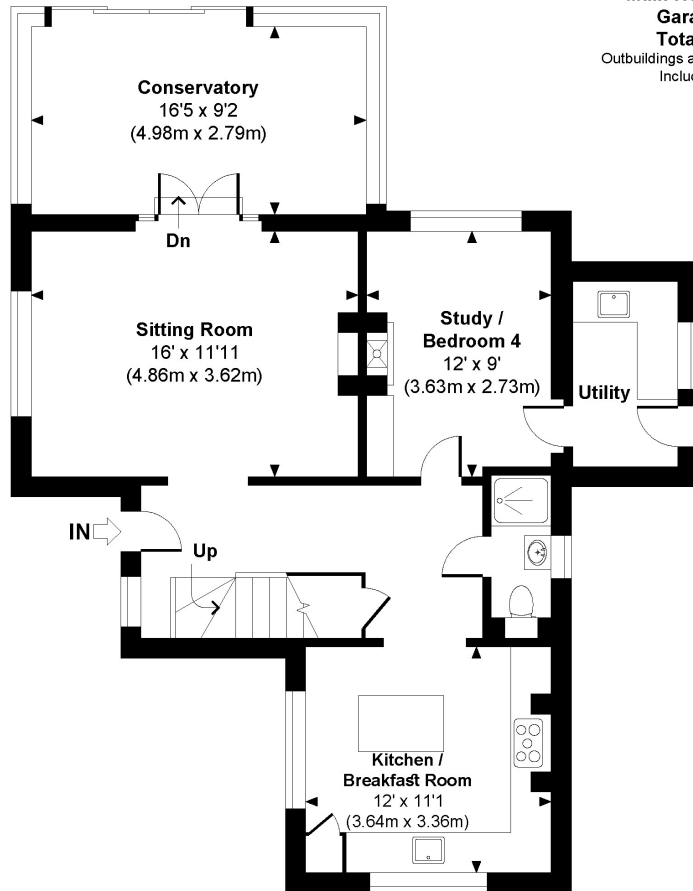
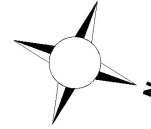
OUTSIDE: To the left hand side of the property is an arched gateway with mature hedge to one side leading to side garden, shingle pathway with shrubs, evergreens and bushes, decked area with hot tub (by negotiation) and space for 'al-fresco' dining. Directly to the rear of the property is a large decked area with twin ponds and water features leading round to the left hand side of the property, hanging swing area, to the right hand side of the property is an arched gateway providing pedestrian access to garden with wooden built garden shed, paved area with rotary line leading to kitchen garden area with boxed vegetable patches and greenhouse, from this area are shingle pathway and walkways leading through the whole garden with lighting and high trees, to the southern end of the garden are large trees and shrubs with further seating area. The property is divided from the adjacent property by a small stream with shingle pathway to one side and further screened off seating areas.

GARAGE: 16'10" x 8'2" Twin wooden doors to front aspect, pedestrian door to rear.

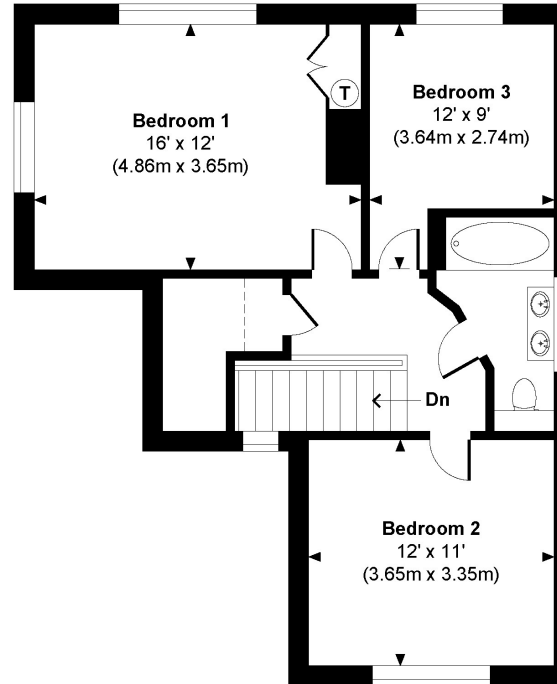
Gable Cottage

Approximate Gross Internal Area
Main House = 1408 Sq Ft / 130.84 Sq M
Garage = 137 Sq Ft / 12.73 Sq M
Total = 1545 Sq Ft / 143.57 Sq M

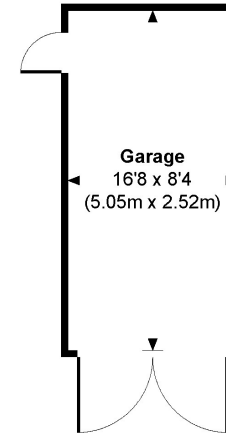
Outbuildings are not shown in correct orientation or location.
Includes areas with restricted room height.



GROUND FLOOR



FIRST FLOOR



GARAGE



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

TO FIND THE PROEPRTY: Travelling along the A27 in an easterly direction passing over the Havant by-pass on the A27 bear left signposted Emsworth, take the first exit at the roundabout into Emsworth Road, continue over the traffic light junction taking the second road on the left hand side into Wade Court Road, continue to the southerly end bearing right into South Close where Gable Cottage can be found towards the west side of the central circular road layout.

AGENTS NOTES:

Council Tax Band F - Havant Borough Council

Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](https://www.openreach.com/fibrechecker)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk))

Existing overage clause 10 years from 2018 for 25% of any uplift in value resulting from approval for additional dwelling.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they mustnot be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copy-right © 2021 Fine & Country Ltd.



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