



£899,995

Wraysbury House
24 Long Copse Lane
Emsworth, PO10 7UP



Exceptional

PROPERTY SUMMARY

Wraysbury House is a magnificent 1902 Edwardian home close to Westbourne Village & Emsworth. Expertly renovated since 2018, this historic property masterfully balances grand heritage with premium modern luxury. An impressive reception hall leads to a ground floor WC, utility room and an impressive dual-aspect formal living and dining room, alongside a c.1920 triple-aspect sunroom. The bespoke kitchen features premium integrated appliances, Butler sink, and underfloor heating. The first floor offers a spacious landing leading to the contemporary bathroom suite with freestanding bath and separate shower, WC, double bedroom and the particularly spacious principal bedroom suite enjoying a private balcony with elevated views towards the harbour, together with a luxurious en-suite shower room. The top floor offers two further bedrooms one with panoramic views over Emsworth towards Chichester Harbour. Externally, a gated driveway leads to a garage and carport, while the private, south-facing rear garden boasts a sun terrace and powered summerhouse, offering an idyllic semi-rural coastal lifestyle.









GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.

1ST FLOOR
950 sq.ft. (88.2 sq.m.) approx.

2ND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 2695 sq.ft. (250.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Havant Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band F

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
68-80	C		
55-68	D	59 D	76 C
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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13 North Street, Havant, Hampshire, PO9 1PW