





Blythe House



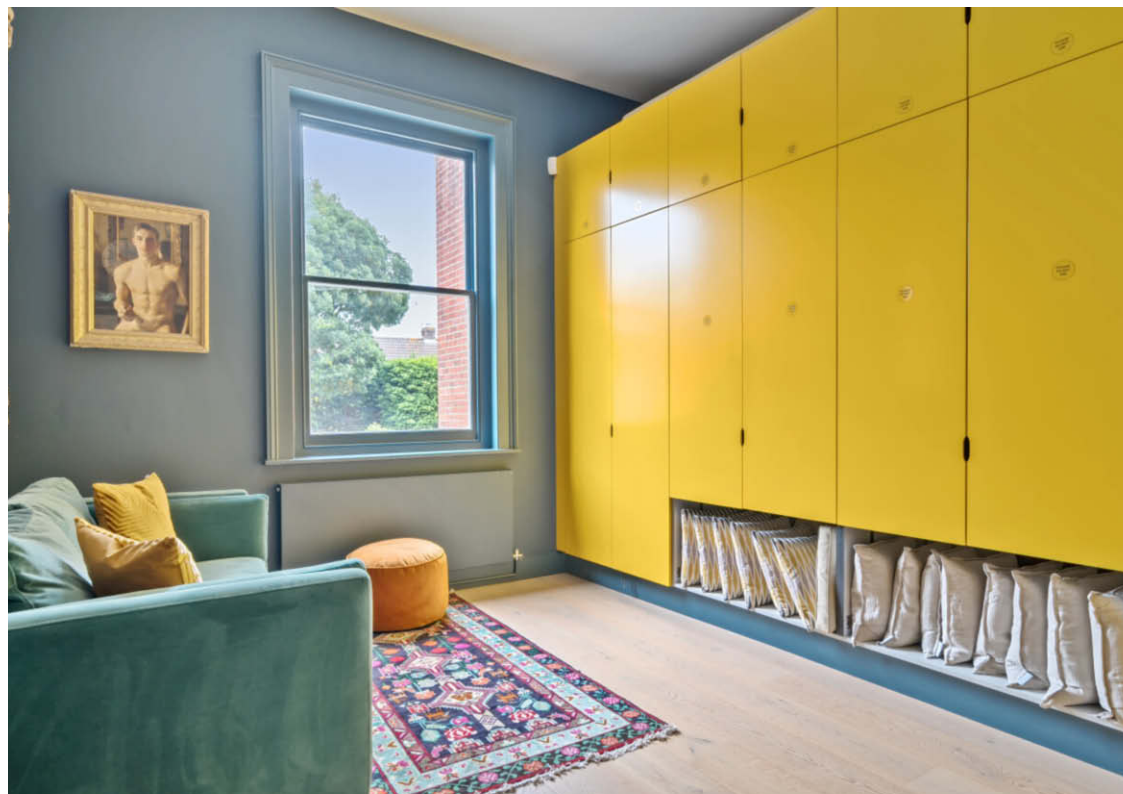
- ▶ **Stunning Detached Family Home Situated in Substantial Grounds**
- ▶ **Grand Entrance Hall**
- ▶ **Three Reception Rooms**
- ▶ **Five Double Bedrooms**
- ▶ **Detached Double Garage & Driveway Providing Ample Parking**
- ▶ **Character Features**
- ▶ **Pantry & Utility Room**
- ▶ **Bespoke Fitted Kitchen & Glass Garden Room With Garden Views**
- ▶ **Stylish En-suite & Two Family Bathrooms**
- ▶ **Private and secure landscaped Grounds**

Blythe House is a stunning detached character property, this grand residence sits beautifully on substantial grounds, capturing the essence of luxury living. From the moment you step into the grand entrance hall, you are greeted by exquisite character features that seamlessly blend with modern amenities. The property boasts three reception rooms ideal for entertaining, a pantry and utility room for convenience, and a bespoke fitted kitchen overlooking the lush grounds. The highlight of the property is the glass garden room offering panoramic views, creating a tranquil retreat for relaxation all year round.

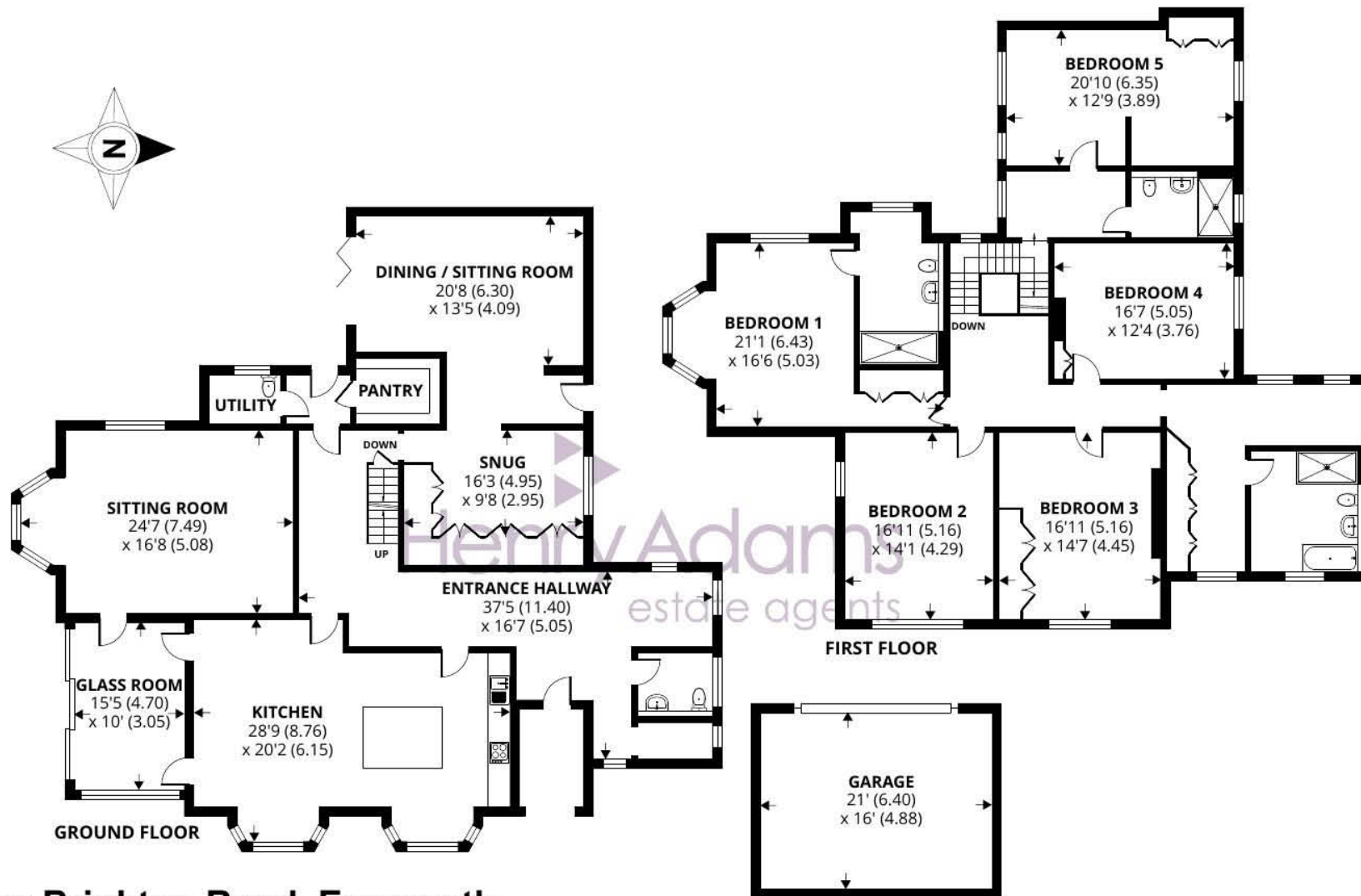
Upstairs, five double bedrooms await, including a stylish en-suite and two family bathrooms, each exuding sophistication and comfort.

This property offers a lifestyle of elegance and refinement, where every detail has been carefully curated to cater to the most discerning tastes. Experience the epitome of luxury living in this remarkable property that seamlessly marries timeless charm with contemporary comforts, creating a sanctuary to call home.









85 New Brighton Road, Emsworth

Approximate Area = 4263 sq ft / 396 sq m

Garage = 336 sq ft / 31.2 sq m

Total = 4599 sq ft / 427.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Henry Adams. REF: 1136706

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Outside

Step outside to the extensive landscaped garden, a true haven for nature lovers and outdoor enthusiasts. The meticulously maintained grounds offer a perfect setting for outdoor gatherings, totally safe for both children and pets, al-fresco dining, or simply unwinding in the embrace of nature's beauty. The detached double garage and driveway provide practicality and convenience, accommodating multiple vehicles with ease. Whether you are seeking a large family home, a serene escape from the city hustle or a prestigious setting to host elaborate gatherings.

Situation

Blythe House is located just to the north of Emsworth town centre which offers day to day shopping, doctors and dentists, library, public houses and restaurants, two mill ponds and a sailing club. The foreshore of the Chichester Harbour lies approximately ½ mile to the south with foreshore walks and sailing. The local bus service runs from the bottom of the road and the railway station is approximately ½ mile to the north-east. Access to the A27 is approximately ½ mile to the west providing access to Portsmouth and Southampton in the west, Chichester and Brighton in the east and Petersfield and London to the north via the A3(M) intersection at Bedhampton. Havant town centre, approximately 3 miles away, has a mainline railway station to London (Waterloo) approximately 70 minutes. There is local schooling for all ages within a two-mile radius.

6th June 2024



