



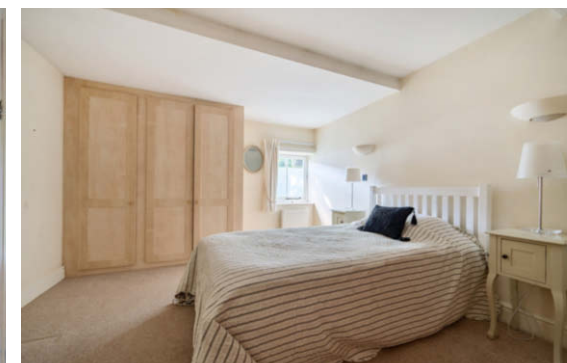
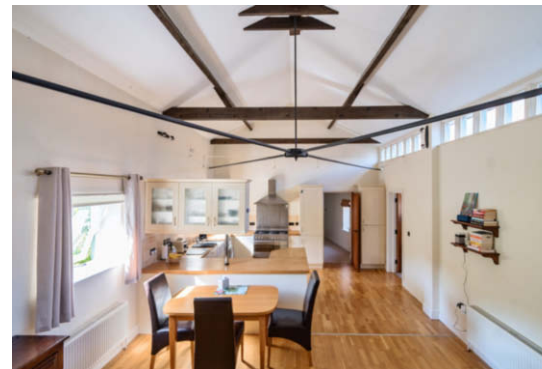
17 Springwell

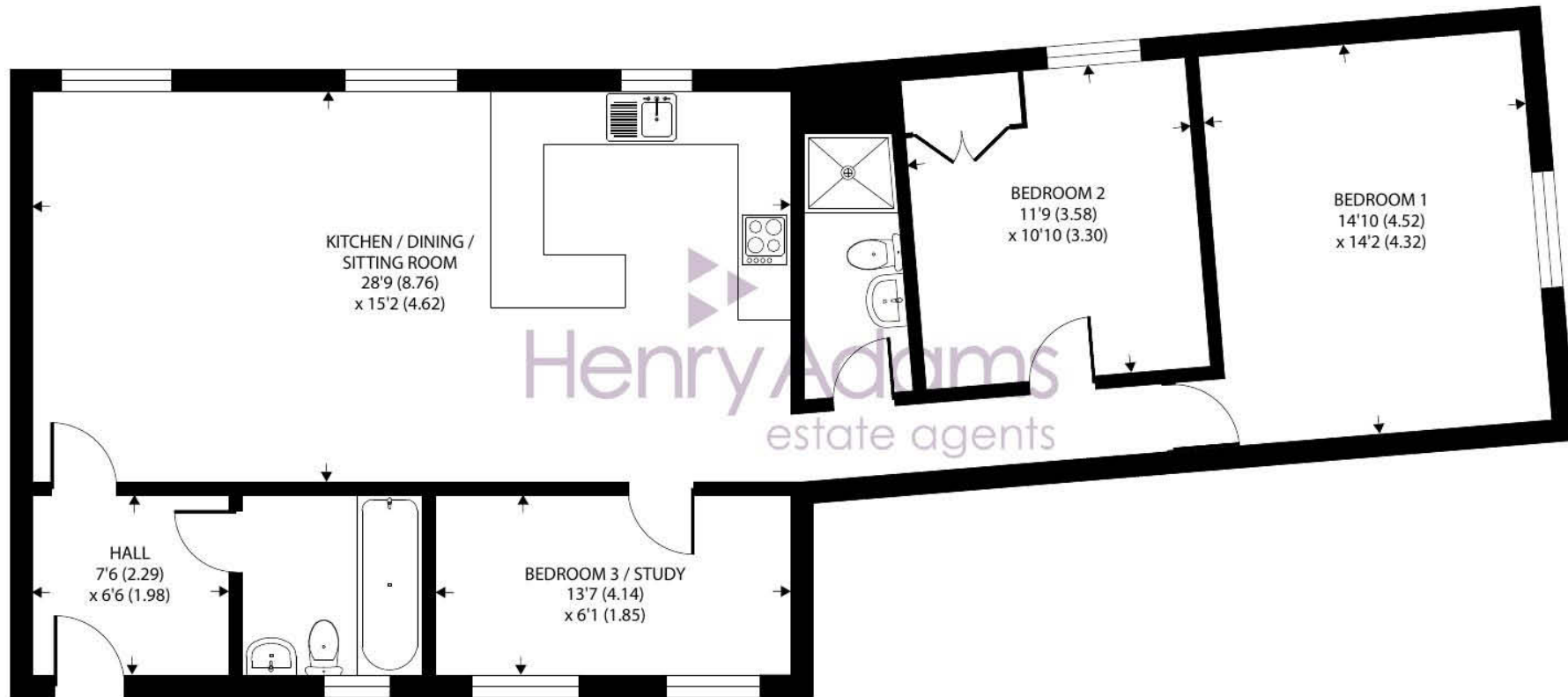
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- ▶ **Historic Glovemakers Cottage**
- ▶ **Attractive vaulted ceiling in the living area with separate loft space**
- ▶ **Two double bedrooms and study/third bedroom**
- ▶ **Private courtyard garden to the rear and allocated parking**
- ▶ **Take the train to London from nearby Havant station**
- ▶ **Single level Grade II listed home close to Havant Town Centre**
- ▶ **Enjoy open plan living in the lounge dining room and kitchen area**
- ▶ **Potential for joint living with two bathrooms**
- ▶ **Visitors parking available and access to secure bicycle store**
- ▶ **Visitors parking space available**

Springwell Havant is the site of an ancient parchment and leather works that operated from before the time of the Magna Carta in 1215 until 1936, it is said to have produced the parchment for the Versailles treaty, as well as produced gloves for the Queen and Queen Mother. Its rich history in craft can be attributed to the natural spring which sits alongside the converted homes and gives the development its name.

Presenting "Glovemakers Cottage," a charming Grade II listed 3-bedroom attached house nestled in a historic location proximate to Havant town centre. Boasting an open-plan lounge and dining room with kitchen area, this property offers a seamless living experience enhanced by an appealing vaulted ceiling in the living area. Two inviting double bedrooms, one with a range of fitted wardrobes, complemented by a versatile study/third bedroom, provide ample accommodation options, further bolstered by the potential for shared living with two well-appointed bathrooms. Embrace the convenience of a private courtyard garden to the rear and allocated parking, ensuring practicality meets comfort. Discover the allure of joint living in this property, where modern amenities blend harmoniously with historic charm. Located within close vicinity to Havant station, this residence offers easy access to London via train, making it an ideal choice for those seeking both historical significance and contemporary convenience. Don't miss the opportunity to make "Glovemakers Cottage" your own haven in this classic location.





GROUND FLOOR

17 Springwell, Havant

Approximate Area = 1062 sq ft / 98.7 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). © nichecom 2024. Produced for Henry Adams. REF: 1130902

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.

Situation

The property is situated within St Faiths conservation area and close to Havant which is a thriving Hampshire market town near the coast. Much of the centre is a conservation area characterised by fine Georgian buildings. It offers a blend of specialist retailers and high street names as well as a twice weekly market. There is a good selection of pubs and restaurants and excellent transport links including rail connections to London, Portsmouth and Brighton. Springwell is less than 100 metres from the heart of the town and its amenities, yet minutes away from Langstone Harbour and Hayling Island with its wild natural landscape of unspoiled beaches and waterside walks.

13th June 2024

