



Badgers Cottage

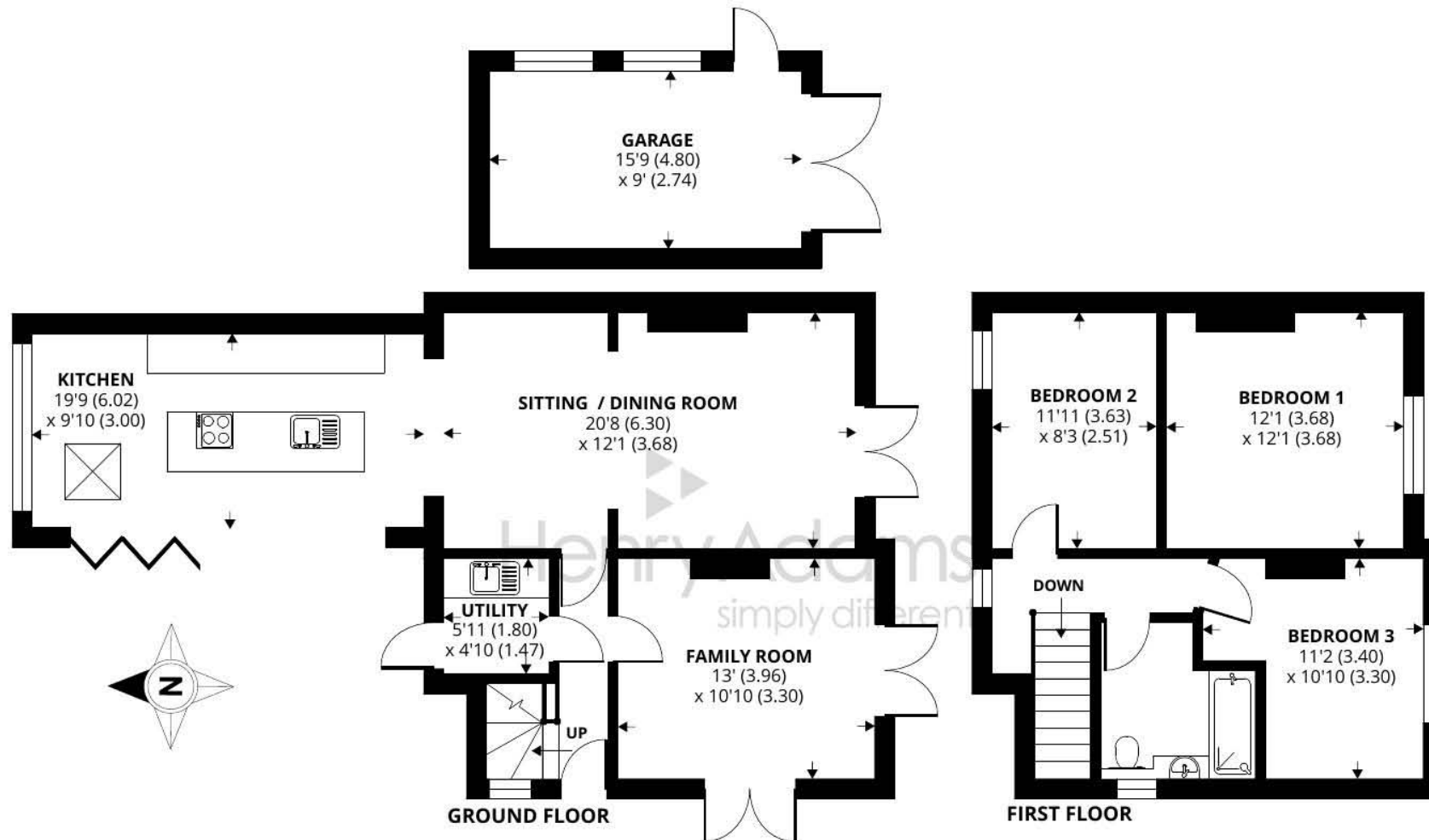


- ▶ Beautifully Presented Three Bedroom Semi-detached Cottage
- ▶ Two Reception Rooms
- ▶ Modern Family Bathroom
- ▶ Central Location
- ▶ Stylish Fitted Kitchen With Bi-fold Doors Looking Out Onto The
- ▶ Cosy Sitting Room With Log Burner
- ▶ Situated on a substantial Plot
- ▶ Private garden

Nestled in a central location, this beautifully presented three-bedroom semi-detached cottage exudes charm and character. Boasting a stylish fitted kitchen that seamlessly flows into the dining area, the bi-fold doors open up to unveil a picturesque view of the private garden, creating an ideal setting for hosting gatherings with friends and family. The property features two reception rooms, including a cosy sitting room with a log burner, perfect for unwinding after a long day. The modern family bathroom adds a touch of luxury to this inviting home, situated on a substantial plot, offering ample space both indoors and out.

Outside, the property offers a serene oasis with a secure private large garden, providing a peaceful retreat from the hustle and bustle of every-day life. The expansive outdoor space is perfect for enjoying al fresco meals or cultivating a garden paradise. The secure driveway not only offers ample parking but also enhances the privacy and exclusivity of the property, ensuring that residents can come and go with ease. Whether relaxing in the shade of a tree or hosting a summer barbeque, the outdoor area of this cottage offers endless possibilities for enjoyment and relaxation. Don't miss this rare opportunity to own a home that seamlessly blends modern amenities with classic charm, creating a welcoming haven in a convenient and sought-after location.





Badgers Cottage, Emsworth Common Road, Havant, PO9

Approximate Area = 1189 sq ft / 110.4 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1331 sq ft / 123.6 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 2023. Produced for Henry Adams. REF: 1046562

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

Emsworth Common Road is to the north of Emsworth and leads to Stansted House and all villages to Chichester. It is very convenient for access to local schools including St James's Primary School, the train station and the nearby village of Westbourne. Emsworth itself, at the top of Chichester Harbour has good local shopping, two sailing clubs and restaurants including 36 on the Quay. With good rail link to London Victoria & Waterloo, as well as easy access to the A27 & A3 Emsworth is a delightful area in which to live. Portsmouth to the west and Chichester to the east both offer more extensive shopping as well as lots of leisure activities, as well as cinemas and restaurants. There are numerous sports to be enjoyed in the area, such as sailing from Emsworth, windsurfing at the Witterings and golf and horse racing at Goodwood.

7th January 2025

