





GUIDE PRICE: £450,000 - £475,000

CHARACTER COTTAGE IN THE HEART OF EMSWORTH – A charming and deceptively spacious two-bedroom period cottage offering over 1,100 sq ft of versatile accommodation, ideally positioned on Main Road within easy reach of Emsworth's bustling village centre, harbour and excellent local amenities. Full of character throughout, this delightful home blends traditional features with flexible living spaces, making it an ideal choice for those seeking a home with charm and practicality. Benefitting from the huge added bonus of driveway for multiple cars.

The ground floor provides an excellent layout for both everyday living and entertaining. A welcoming sitting room leads through to a separate dining room, creating a wonderful flow through the property. There is a further living room offering additional reception space, along with a useful study for those working from home. The spacious kitchen overlooks the rear garden and is complemented by a convenient cloakroom. Completing the ground floor is a bright garden room, providing the perfect place to relax whilst enjoying views over the garden.

Upstairs are two generous double bedrooms, both well-proportioned and filled with natural light. A family bathroom compliments both bedrooms, offering ample space for modern family living.

Outside, the property enjoys a private rear garden with a useful detached outbuilding providing valuable storage or potential workshop space. Situated in the sought-after coastal town of Emsworth, renowned for its picturesque harbour, independent shops, cafés and excellent transport links, this delightful cottage offers a rare opportunity to acquire a character home in a highly desirable location



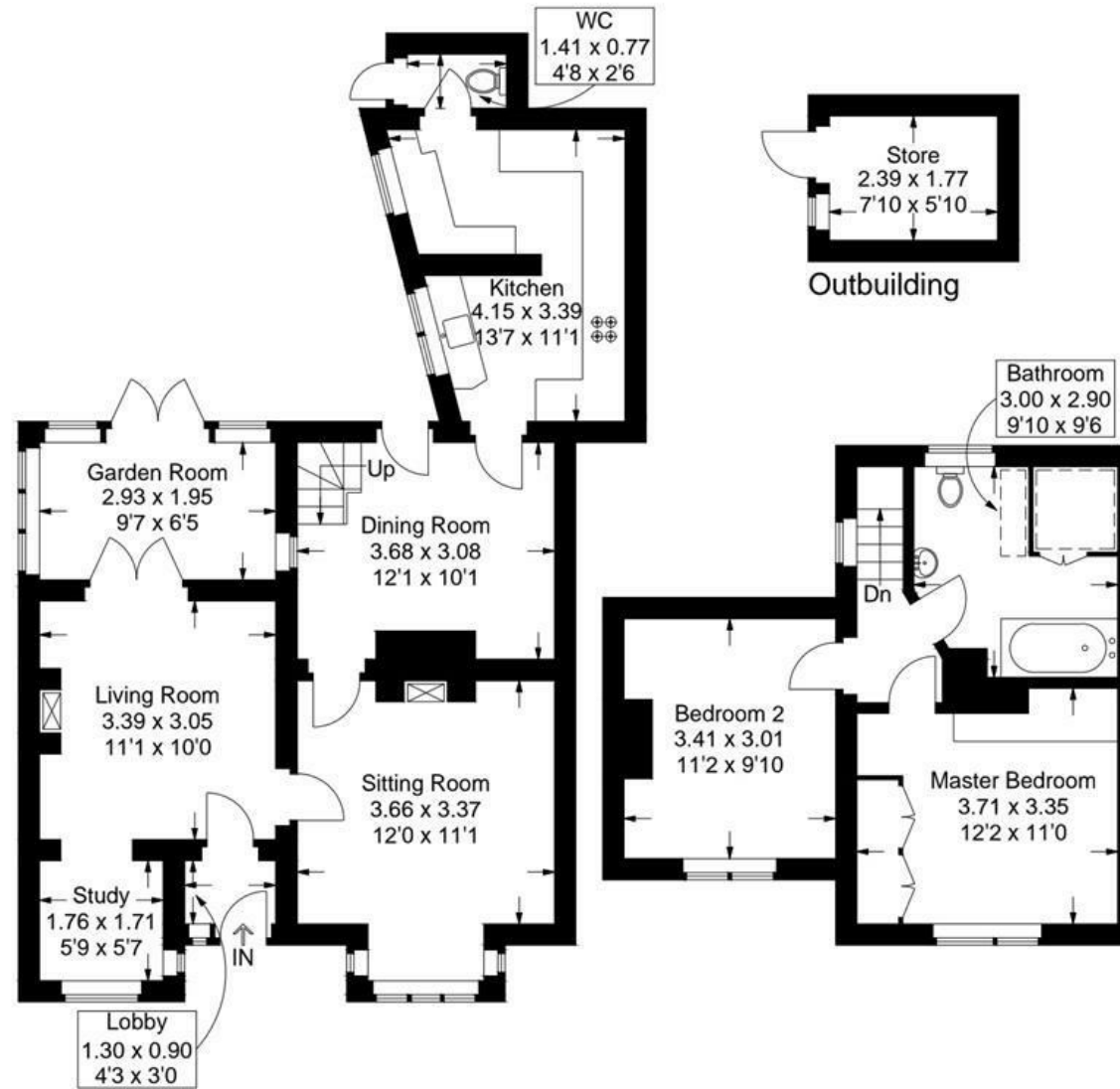
- GUIDE PRICE £450,000 - £475,000
- CENTRAL EMSWORTH
- PARKING FOR MULTIPLE CARS
- SPACIOUS LANDSCAPED REAR GARDEN
- THREE RECEPTION ROOMS
- GARDEN ROOM
- MODERN KITCHEN
- UPSTAIRS BATHROOM
- TWO DOUBLE BEDROOMS
- SIDE ACCESS

Oldfield Cottages, Main Road, Emsworth

Approximate Gross Internal Area = 102.7 sq m / 1105 sq ft

Outbuilding = 4.4 sq m / 47 sq ft

Total = 107.1 sq m / 1152 sq ft



Ground Floor

First Floor

[Dashed Line] = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.