

Forbury & The Forbury Coach House, Emsworth, Hampshire



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& Parker

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5,169 sq ft sq ft (529 sq m) | Freehold
6 reception rooms | 6 bedrooms
Coach house | Coastal village

Guide price £1,800,000

A magnificent Grade II listed period home with a separate coach house, showcasing elegant character features and a beautiful walled garden, ideally located in the popular waterside town of Emsworth.

Forbury is a lovingly restored period home with a wealth of original features and was reputedly built for one of Nelson's lieutenants in 1805. Extending to more than 5,600 sq ft of beautifully presented accommodation and complemented by the detached Forbury Coach House it showcases an elegant façade with traditional sash windows and shutters. The property has been sympathetically and lovingly updated while retaining an abundance of original character, including intricate cornicing, exposed timber floorboards and handsome fireplaces.

An impressive entrance hallway, with stained glass cupola window leads through to the sitting room with marble fireplace and front aspect sash window, and the formal dining room again with a fireplace and front aspect shuttered window. The generous kitchen and breakfast room in the western wing of the house features lovely flagstone flooring and a traditional Aga and opens into a further reception/family room with redbrick fireplace and woodburner. A spacious boot room and utility room with a cloakroom are at the rear of the house.

The first floor is approached via two staircases, one of which would in former days have been the servants stairway. The principal bedroom has an en suite bathroom and there are five further well-proportioned bedrooms, two of which are accessed via a split-level landing and share a Jack-and-Jill bathroom, along with a stylish family shower room.

The restored coach house at the rear of the house provides a fabulous addition to the home. Ideal for guests or a dependent relative and with excellent income potential, having been used successfully by the current owners as holiday accommodation. It comprises an open-plan kitchen, dining and sitting room with an exposed brick feature wall and glazed doors opening outside, a downstairs shower room and a double bedroom and cloakroom on the first floor.

Approached via a generous gravel driveway Forbury sits within pretty gardens which include a lovely selection of plants, shrubs and trees, including an Indian Bean Tree. The landscaped walled garden provides a private setting, with the rear door leading directly onto an attractive pagoda giving a natural outdoor seating and entertaining area. There is also a kitchen garden area with a selection of raised beds for vegetable growing. An outbuilding, which is currently used as a shed, has potential to be used as a games room, studio or workshop.

Location

Forbury sits in a highly desirable position on the edge of the picturesque and sought after harbourside market town of Emsworth. The harbour is designated as an area of outstanding natural beauty and the town offers a local butchers, greengrocers, pubs and coffee shops. There are a selection of excellent restaurants nearby including Fat Olives and 36 The Quay. For sailors, the Emsworth Sailing Club is only metres away, giving easy access to the harbour and the Solent for those wanting day sailing and trips to historic spots including Cowes and the Beaulieu River. Sailing from the many villages around Chichester Harbour can also be enjoyed, bathing from the beaches on the South Coast and walking and riding on the rolling hills of The South Downs National Park.

Emsworth has a mainline railway station with services to London (Victoria) and Gatwick or alternatively Havant, to the west, offers a faster service to London (Waterloo). The A27 offers convenient road links along the south coast, to the A3(M) and the wider motorway network.

The cathedral city of Chichester and the city of Portsmouth provide an extensive selection of shopping, leisure and cultural attractions including the renowned Festival Theatre and Pallant House Gallery at Chichester . Golf courses are in the nearby village of Rowland's Castle and Goodwood, where there is also a full horse racing calendar including Glorious Goodwood. Goodwood also plays host to the Festival of Speed and the annual Revival meeting at its historic motor circuit.

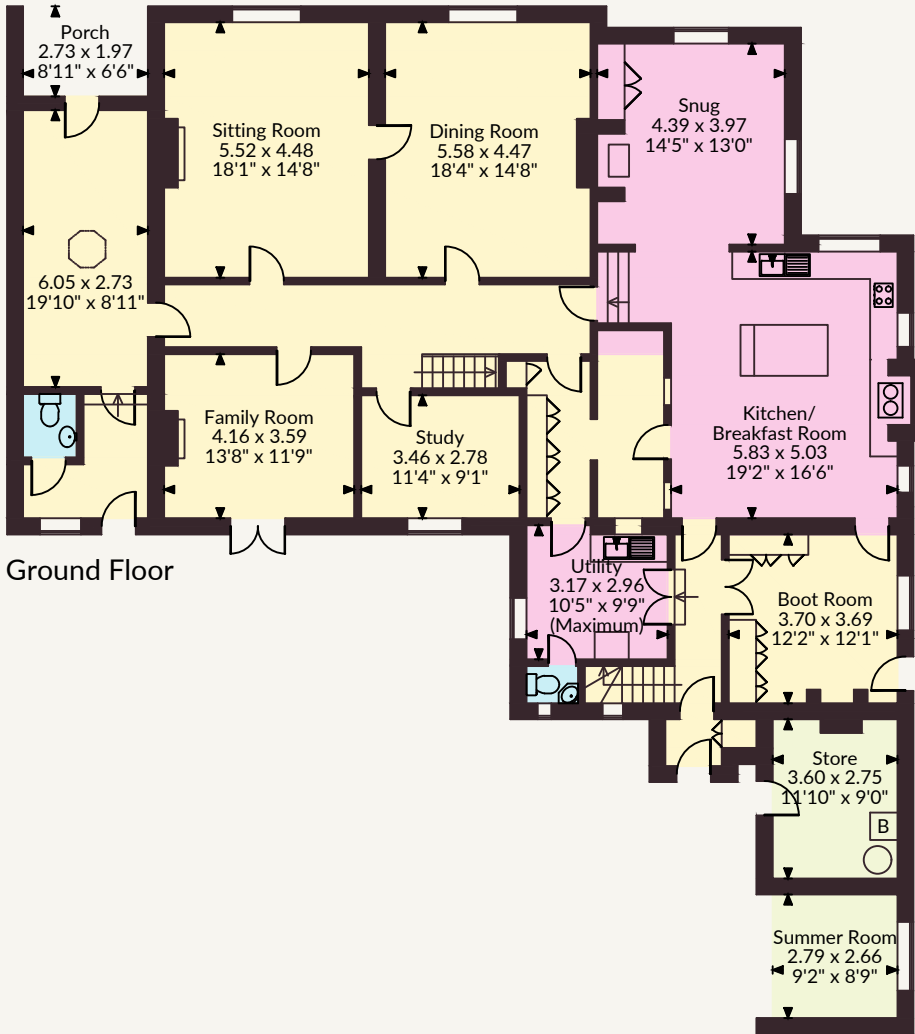
Highly regarded independent schools in the area include Portsmouth Grammar, Churcher's College, Great Ballard, and Westbourne House, along with well-regarded state schools.

General

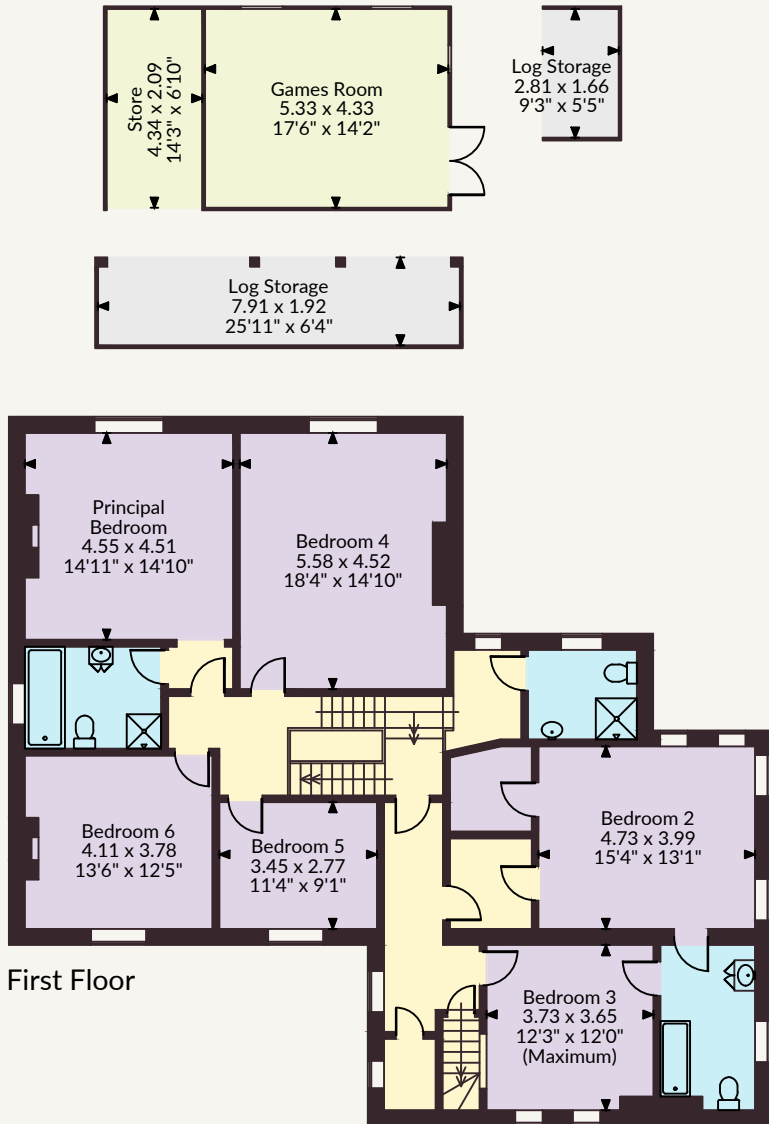
Local Authority: Havant Borough Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band F
EPC Rating Forbury: E
EPC Rating Forbury Coach House: C
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



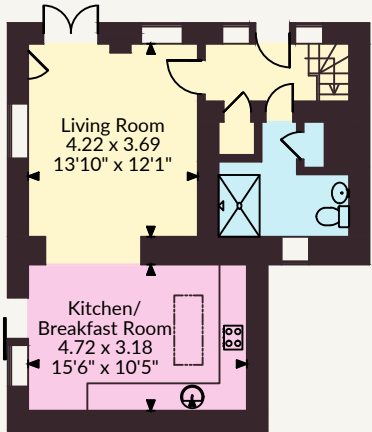
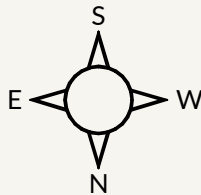
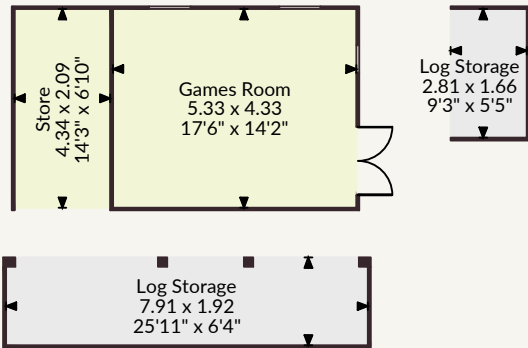
Forbury & The Forbury Coach House, Havant Road, Emsworth
Main House internal area 4,166 sq ft (387 sq m)
Coach House internal area 782 sq ft (73 sq m)
Outbuildings internal area 664 sq ft (62 sq m)
Summer House internal area 79 sq ft (7 sq m)
Total internal area 5,691 sq ft (529 sq m)



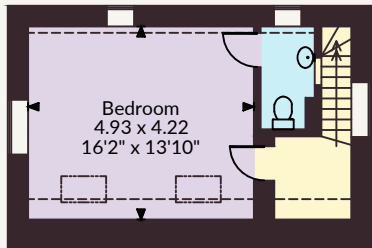
Ground Floor



First Floor



Coach House Ground Floor



Coach House First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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Particulars prepared July 2026



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