



Rookery Cottage

Lumley Road, Emsworth, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A highly attractive and beautifully appointed three-bedroom cottage in a picturesque and desirable setting

A delightful home with plenty of character and elegantly styled accommodation, set in a sought-after position in the popular Chichester Harbour town of Emsworth. The property overlooks Peter Pond and the Brook Meadow Nature Reserve, and is just minutes from Emsworth's many amenities and harbour.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



DRIVEWAY AND WORKSHOP



GARDENS



FREEHOLD



VILLAGE



1,437 SQ FT



**GUIDE PRICE
£1,150,000**



The property

In 2022 Rookery Cottage was completely gutted, and a single story extension added. It was renovated to a high standard with elegant, thoughtful styling and contemporary finishes throughout. Extra land was obtained from neighbours on either side.

A welcoming reception hall has a skylight overhead, allowing plenty of natural light. The main everyday living and entertaining area is the bespoke kitchen and dining area, with a large custom-made skylight and a built-in floor-to-ceiling bookcase. Timber patio doors and side glazing overlook the South-East facing garden.

There is space for a family dining table, while the kitchen itself is fitted with shaker-style units, a central island, a butler sink and a stainless steel range cooker with a six-ring gas hob. The utility room provides additional space for home storage and appliances with built-in cupboards, a wooden worktop and a butler sink.

Additional reception space is provided by the cosy sitting room with a Stockton 5 gas wood-burner effect stove. A small home office has floor-to-ceiling shelving. The ground floor has engineered French oak flooring throughout with underfloor heating, excluding the study and cloakroom which have radiators.

The quarter-turn staircase leads from the entrance hall to the first-floor landing and the three beautifully appointed bedrooms, each with their own unique soft colour palette. Two of them have views of Peter Pond. The principal bedroom has a vaulted ceiling with dual skylights and built-in storage. The en suite bathroom has underfloor heating, a freestanding roll-top bathtub, and a separate shower unit with a rainfall shower head. Between the other two bedrooms is a family shower room with underfloor heating. The loft has two access hatches and flooring, making it ideal for home storage.









Outside

At the front of the cottage there is a gravel driveway with parking space for up to two vehicles, while the south-east facing front includes a sunny Indian sandstone patio area, which is ideal for al fresco dining, as well as border beds filled with various established shrubs, hedgerows and flowering perennials. There are further patio gardens to the rear of the house, also with sandstone and a providing peaceful space in which to relax and take in the evening sun. There is a seating area constructed from timber sleepers, a water feature and border hedgerows creating a sense of privacy. Outbuildings include a detached insulated workshop, which could potentially be converted to a home office, and a garden store.

Location

The picturesque harbourside town of Emsworth is located on the northern shore of Chichester Harbour and within a short drive of Portsmouth and Chichester. Slipper and Emsworth Sailing Clubs and Emsworth Yacht Harbour are nearby and it is a vibrant town with

a host of activities including regular farmers' markets. There are a range of interesting and individual shops together with a bank, medical centre and dentists and it is well known for its variety of restaurants. The Cathedral City of Chichester provides a wider selection of cultural and leisure amenities including the renowned Festival Theatre and Pallant House Gallery.

There are golf courses in the nearby village of Rowland's Castle and at 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.

With the nature reserve on the doorstep Rookery Cottage is ideally situated for lovely walks and this also serves as a handy cut through to Emsworth Station. The railway station provides access along the south coast, to London Victoria via Gatwick Airport and to London Waterloo via Havant (3 miles). There is excellent state and private education in the area, some of which can be accessed by local train.



Distances

- Emsworth town centre 0.3 miles
- Havant 2.2 miles
- Chichester 7.0 miles
- Goodwood 7.8 miles
- Portsmouth 9.0 miles

Nearby Stations

- Emsworth
- Warblington
- Havant

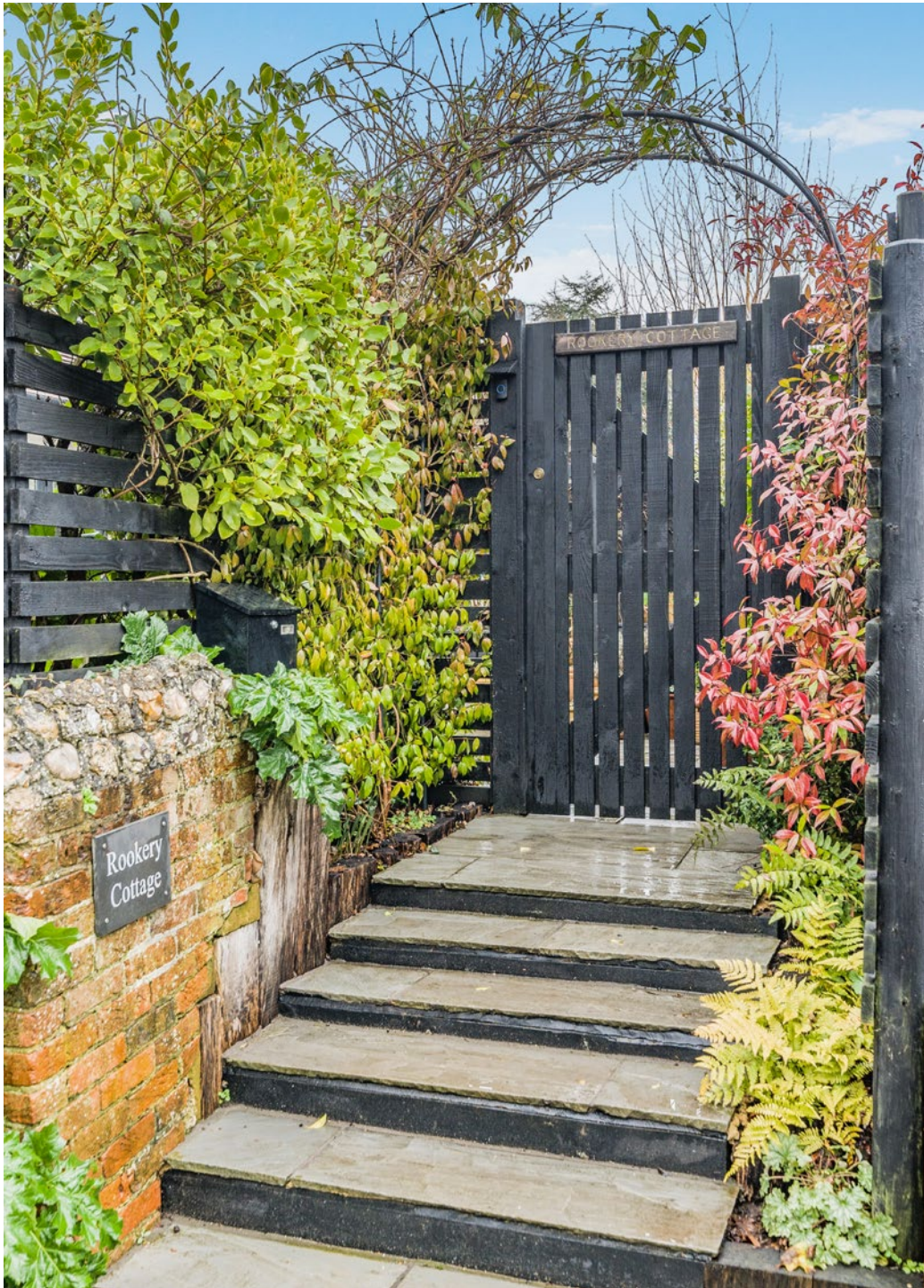
Key Locations

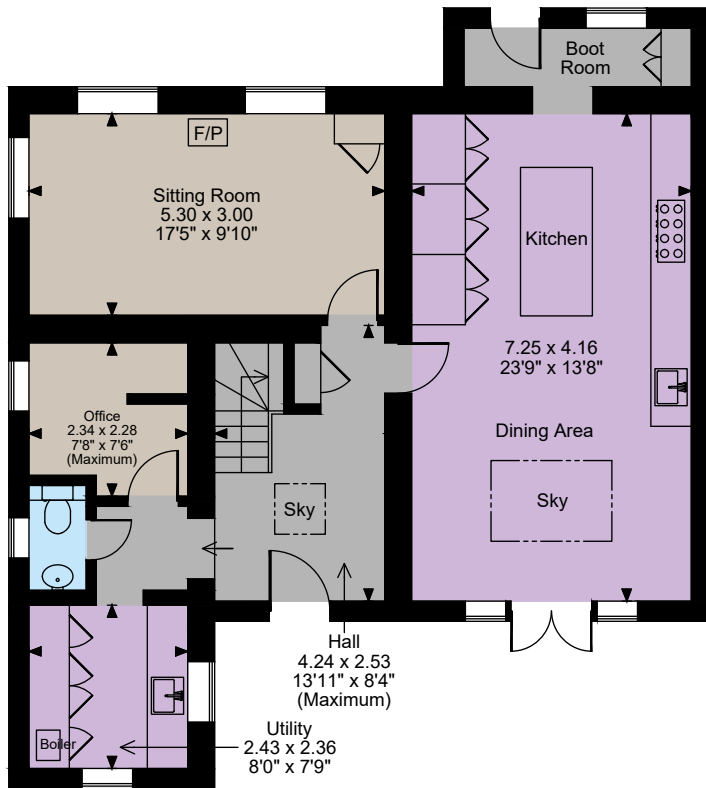
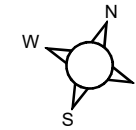
- Queen Elizabeth Country Park
- Butser Ancient Farm
- Staunton Country Park
- South Downs National Park
- Portchester Castle
- Fort Nelson (Royal Armouries)
- Stansted House & Gardens

- Petersfield Museum and Art Gallery
- Fishbourne Roman Palace
- Chichester Cathedral
- Chichester Festival Theatre
- Weald and Downland Living Museum

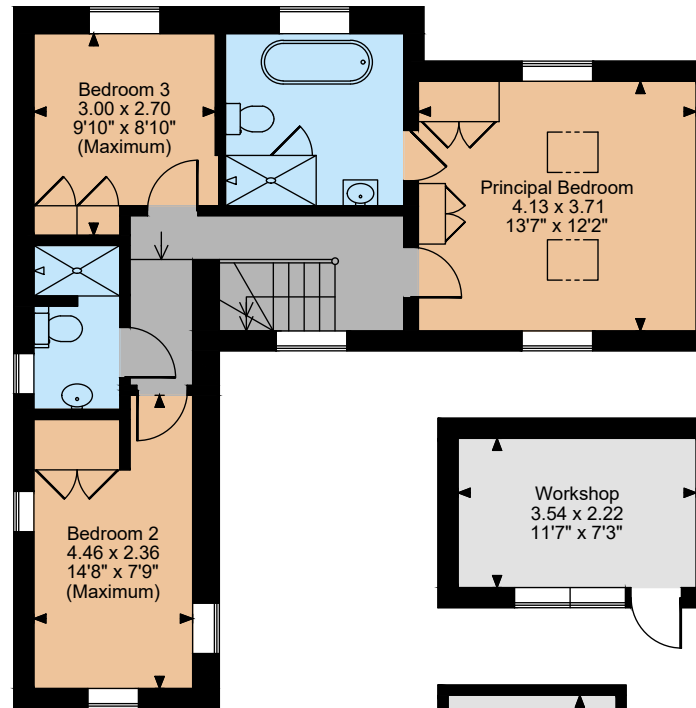
Nearby Schools

- Oakwood School
- Kingscourt School
- Lavant House School
- Ditcham Park School
- Churcher's College Junior School
- Boundary Oak School
- Churcher's College
- Bishop Luffa
- Prebendal
- Westbourne House





Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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Floorplans

Main house internal area 1,437 sq ft (134 sq m)

Outbuildings internal area 121 sq ft (11 sq m)

Total internal area 1,558 sq ft (145 sq m)

For identification purposes only.

Directions

PO10 8AF

what3words: ///veal.hugs.fingernails - brings you to the property

General

Local Authority: Chichester District Council

Services: Mains electricity, gas, water & mains

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: C

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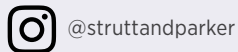
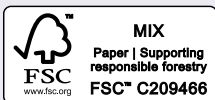
Chichester

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