

Prinsted House

Prinsted Lane, Prinsted
Emsworth, West Sussex, PO10 8HS

50°50'16" N , 000°55'11" W
[what3words//cases.such.river](https://what3words.com/cases.such.river)

THE
COUNTRY
HOUSE
DEPT.



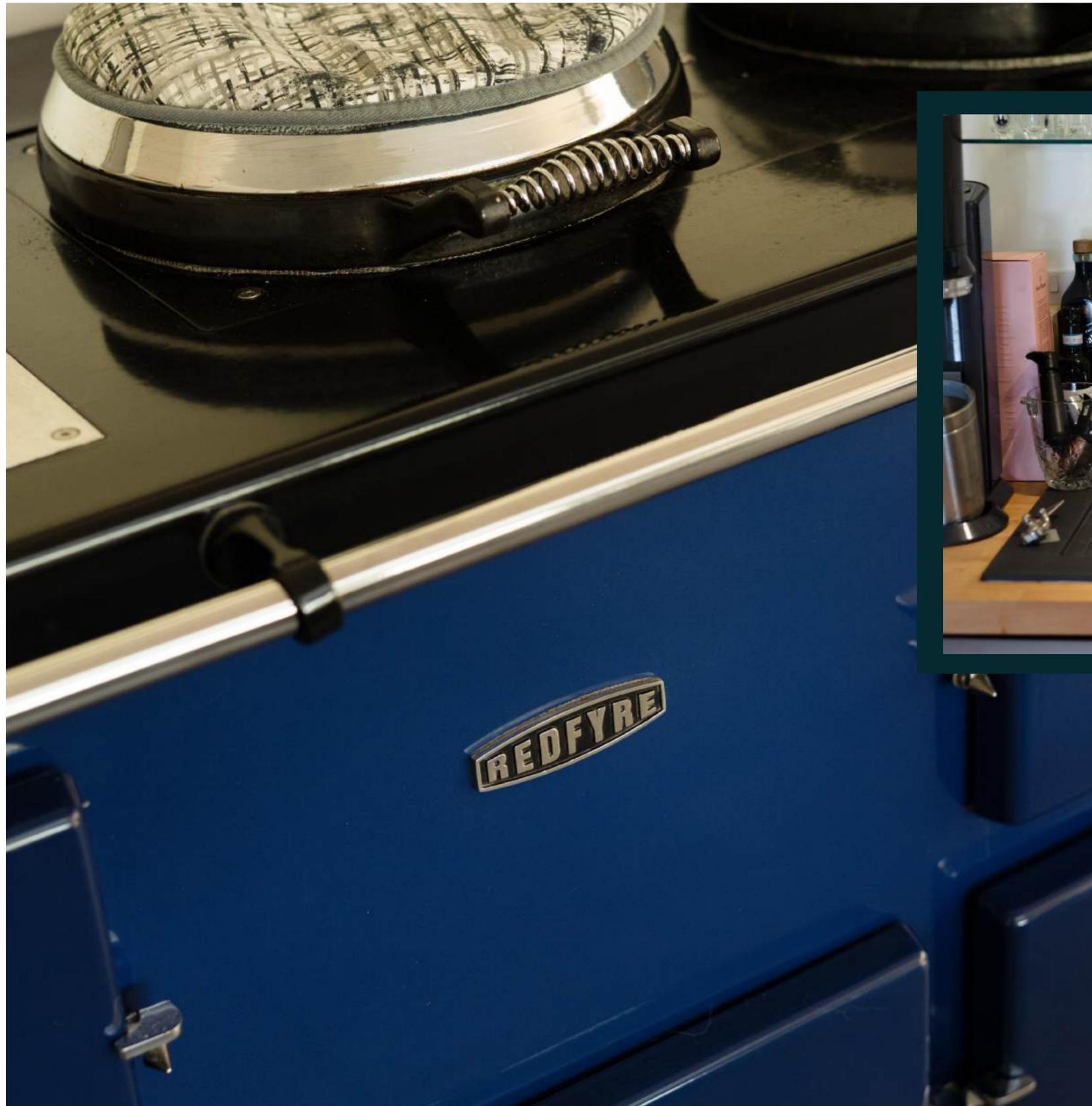
ABOUT THIS HOUSE



Over the past 20 years, Prinsted House has been transformed into the most fabulous and inviting family home. It is rare to find a waterfront home along the South Coast with such space (both inside the house and across the garden and grounds), privacy, peace and tranquillity. The seven-bedroom house is flooded with natural light from the sky lights on the first floor and large picture windows on the ground floor. The estuary views from the first floor are truly spectacular, looking out across the garden and meadow to Thorney Channel, Chichester Harbour and The Witterings beyond.



ABOUT THIS HOUSE



The house is ideal for entertaining, with the spacious receptions rooms, a fabulous bar hidden within the hallway, an extensive south east-facing terrace, indoor pool and immaculate flat and expansive lawn in front of the house.

The vegetable garden is particularly impressive and productive, with raised beds (some of which are laid to well-established asparagus) and a grand greenhouse. Over 1,000 trees have been planted during the past 20 years to provide shelter and privacy, whilst maintaining the estuary views. The property extends to about 7.6 acres and has impressive “green” credentials with both solar water panels on the roof and photovoltaic panels in the garden.

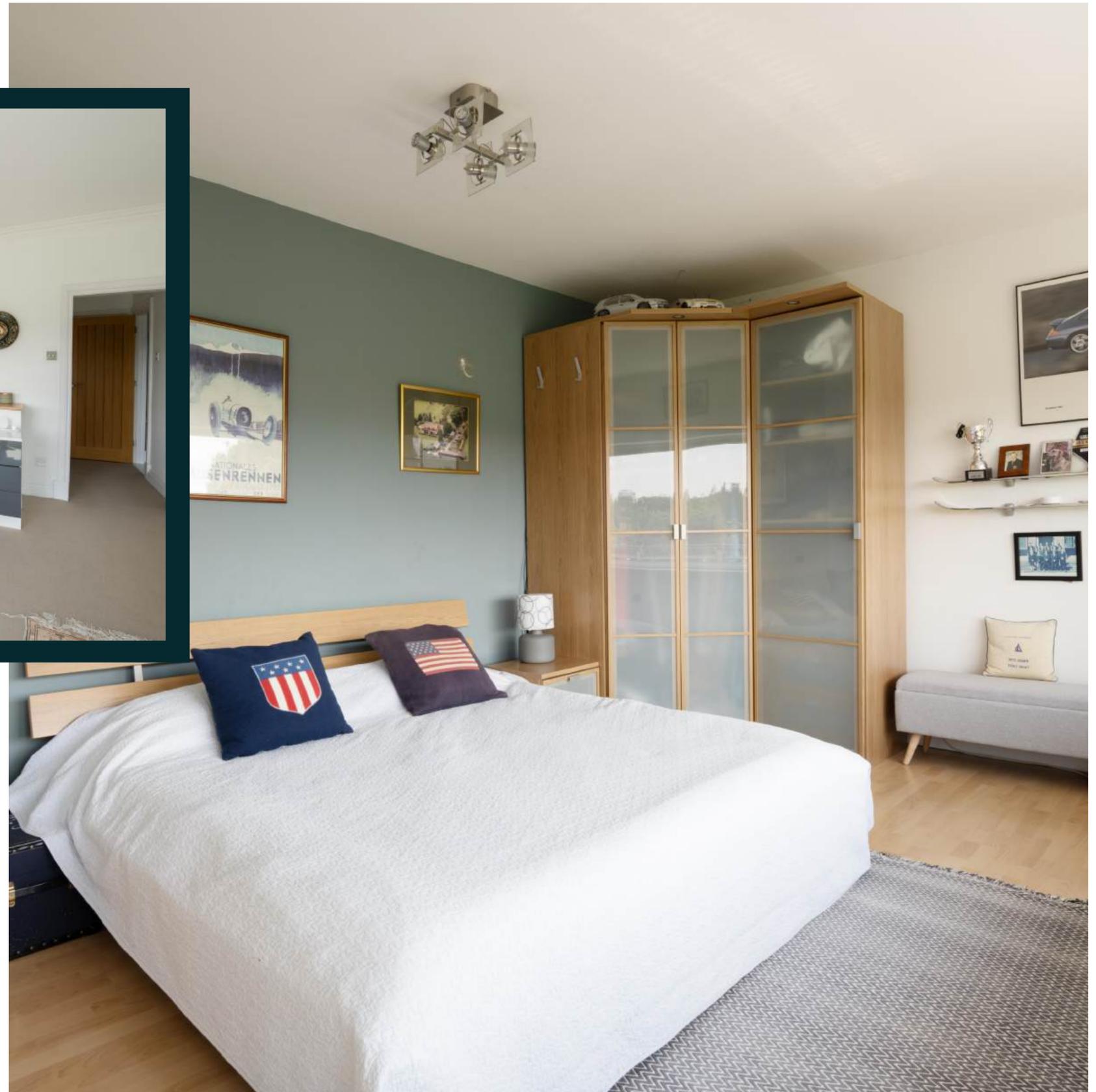








THE FINER DETAILS



- Bedrooms 7
- Reception rooms 3
- Bath/Shower rooms 4
- Indoor pool & Sauna
- Squash court/ Gym
- Garaging
- Outbuildings
- Size of Plot (Acres) 7.59

AGENTS NOTES

There is lapsed planning consent to convert the squash court into a party room with additional guest bedrooms.



THE FINER DETAILS



SERVICES

Mains water and electricity
Oil-fired central heating
Mains drainage via a septic tank
Solar water panels on the roof & photovoltaic panels in the garden
Bore hole irrigation for the garden

EPC

Band C

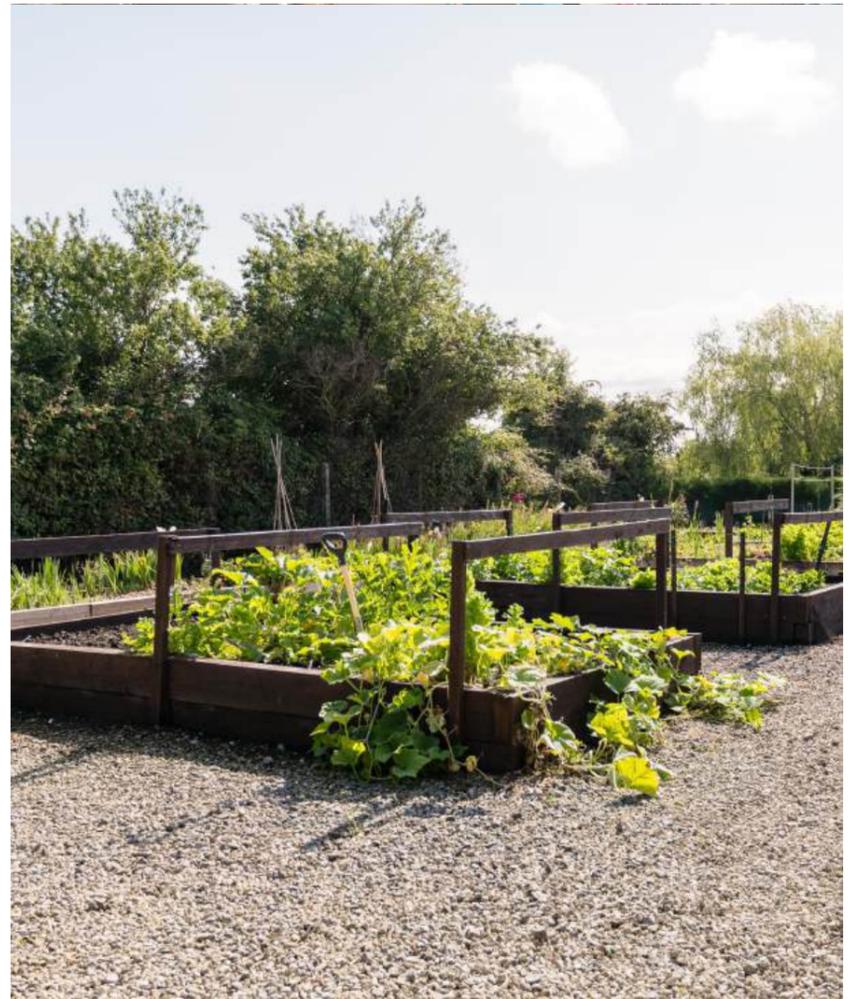
COUNCIL TAX

Band H

LOCAL AUTHORITY

Chichester District Council









ABOUT THIS AREA

Prinsted House offers an exceptional waterfront lifestyle, just a two minute walk from Thornham Marina and a five minute cycle from Emsworth Yacht Harbour. Set within the Chichester Harbour Area of Outstanding Natural Beauty, this is one of Southern England's last remaining undeveloped coastal areas. The village of Prinsted is about half a mile away and connects easily to Chichester, Havant and Petersfield via the A259. Nearby Southbourne provides a church, library, post office, renowned farm shop, chemist, doctor's surgery, schools and a supermarket. Prinsted beach, with its sand and shingle, is ideal for swimming, water sports, relaxing and dog walking. Cafés and restaurants line the Southbourne beachfront. The market town of Emsworth, one and a half miles away, offers pubs, cafés, restaurants, a medical centre and dental surgery. Chichester, seven and a half miles away, has excellent shopping, dining, a cinema, sports centres and cultural attractions including the Pallant House Gallery and Festival Theatre. Ten miles away, the Goodwood Estate is internationally recognised for its horse racing, Festival of Speed and the Revival Meeting at its historic motor circuit. This is a rare opportunity to enjoy natural beauty, village charm and world class events in one exceptional location.

TOWNS & TRAIN STATIONS

Emsworth 1.5 miles
Chichester 7.5 miles
Portsmouth 9.5 miles
Southampton Airport 25.miles
Petersfield Train station 15 miles
(London Waterloo from 1 hours 3 minutes)

LOCAL

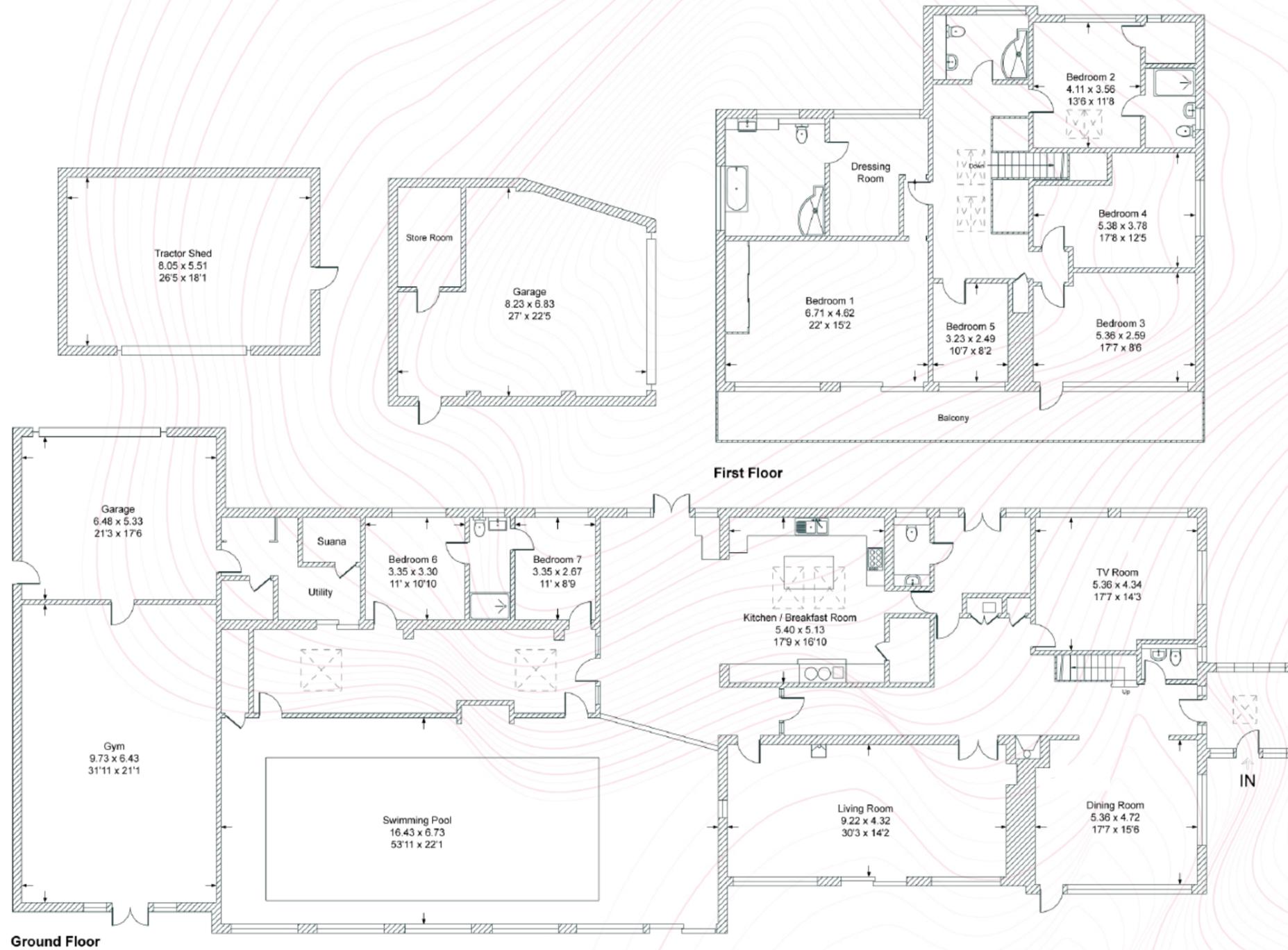
Vineyard Restaurant, Ashling Park Estate, West Ashling
Farmer Butchers Chef Restaurant, The Goodwood Estate
The Horse and Groom, East Ashling







FLOORPLAN



Total - 779.6 sq m / 8,392 sq ft | House - 583.9 sq m / 6,285 sq ft
Garage - 151.4 sq m / 1,630 sq ft | Outbuilding - 44.3 sq m / 477 sq ft

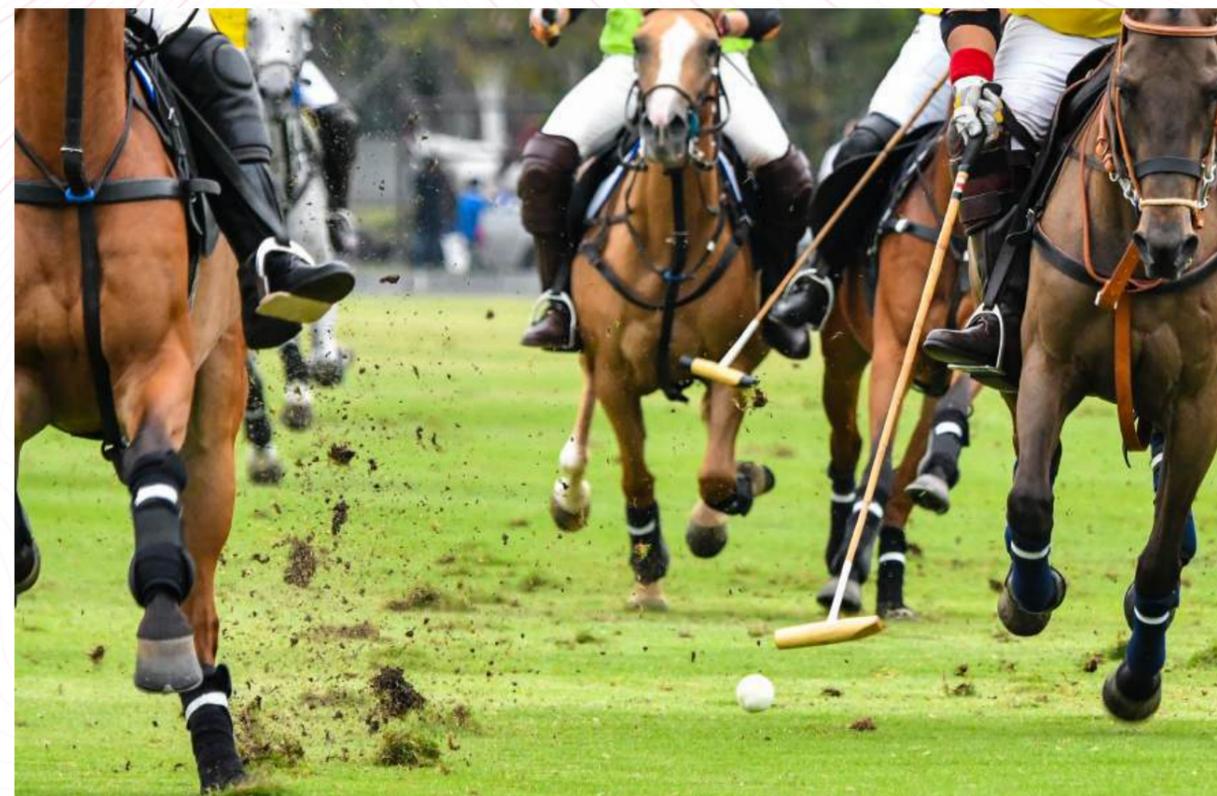
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AREA GUIDE

West Sussex

West Sussex is a picturesque county located in the South East of England, known for its stunning coastline, charming countryside, and historic towns. Bordered by Hampshire to the west, Surrey to the north, and East Sussex to the east, it offers a diverse landscape ranging from the scenic South Downs National Park to bustling seaside resorts.

The county is rich in history, with landmarks such as Arundel Castle, Chichester Cathedral, and the Roman ruins at Fishbourne showcasing its heritage. West Sussex is also a cultural hub, hosting numerous festivals, outdoor activities, and vibrant markets that reflect its blend of traditional English charm and modern vitality.



EATING OUT

Purchases, Chichester

This popular boutique hotel has a renowned restaurant, cocktail bar and terrace, set in an immaculately restored Grade II-listed Georgian property located in the heart of the historic city.

EVENT

The Festival of Speed, Goodwood

The Goodwood Festival of Speed is a world-renowned motorsport event held annually in West Sussex, showcasing an exhilarating mix of historic and modern racing cars, celebrity drivers, and thrilling hill climb races.

The Gold Cup, Cowdray

The Gold Cup at Cowdray is one of the most prestigious polo tournaments in the world, held annually at Cowdray Park in West Sussex, attracting elite players and enthusiastic spectators.

SAILING

Chichester Harbour

Within the Chichester Harbour basin alone there are at least ten sailing or yacht clubs. Chichester Harbour and The Solent offer extensive and varied sailing opportunities for both dinghies and yachts alike.





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