



INTRODUCING  
**1 WILLOW GARDENS**  
WESTBOURNE, HAMPSHIRE, PO10 8TX

**BEDROOM**  
4 BEDS

**AREA**  
1597 SQFT

**BATHROOM**  
3 BATH





# WELCOME HOME

## 1 WILLOW GARDENS

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Step inside this exceptionally spacious, four-bedroom semi-detached family home offering style, comfort, and flexibility across approximately 1,600 sq. ft. of living space. With generous reception areas, a modern kitchen, and four well-proportioned bedrooms including a Jack and Jill ensuite, it blends practicality with a touch of countryside appeal, creating a home that's both functional and full of charm.

Set within a traditional village with the River Ems running through it, the property enjoys a friendly and welcoming community. The location combines rural living with everyday convenience, offering excellent school catchments, scenic countryside walks, and easy access to the coast.

Recently refurbished and thoughtfully designed, this home features a spacious driveway large enough for a boat or caravan plus two cars. A short stroll leads to the village school, pubs, café, shops, and an Indian takeaway - everything you need right on your doorstep. It's easy to see why this sought-after location is so loved by those who live here.



## KEY FEATURES

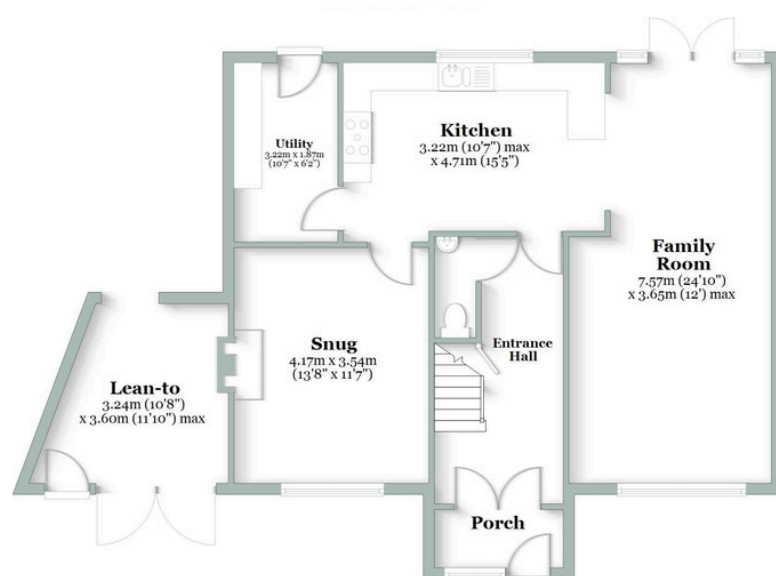
- Four double bedroom family home
- Open plan kitchen with breakfast bar and utility room
- Spacious double aspect family room with french doors
- Principle bedroom with en-suite and built in wardrobes
- Family bathroom, bonus shower room & downstairs WC
- Large garden with patio, pergola, and mature planting
- Driveway parking for multiple vehicles



# DOWNSTAIRS

A welcoming porch leads to a bright entrance hall, setting the tone for the home's warm atmosphere. At the heart of the home lies the spacious family room, a truly impressive space extending the full depth of the property. Flooded with natural light and featuring double doors opening onto the rear garden; the perfect setting for family gatherings and entertaining.

The kitchen offers a contemporary and practical space with ample storage, generous worktop areas, and a seamless flow into the utility room, with stable door to the garden. Additionally, the cosy snug provides a perfect retreat - ideal as a secondary sitting room, complimented by a log burning stove.





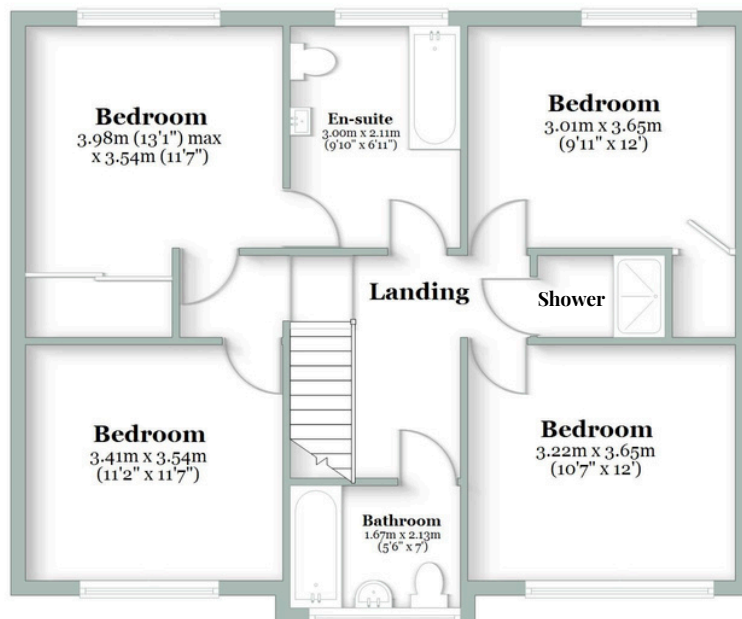




# UPSTAIRS

A split level landing separates the two halves of the first floor leading to four generous double bedrooms, each beautifully proportioned and filled with natural light. The principal bedroom benefits from built-in wardrobes and wooden shutter windows, and has access to a spacious Jack and Jill bathroom featuring a roll-top bath tub, for added luxury.

The further three bedrooms are all of good size, with bedroom three and four befitting from being next to a separate shower room. A stylish family bathroom completes the first floor, providing a modern and relaxing environment.





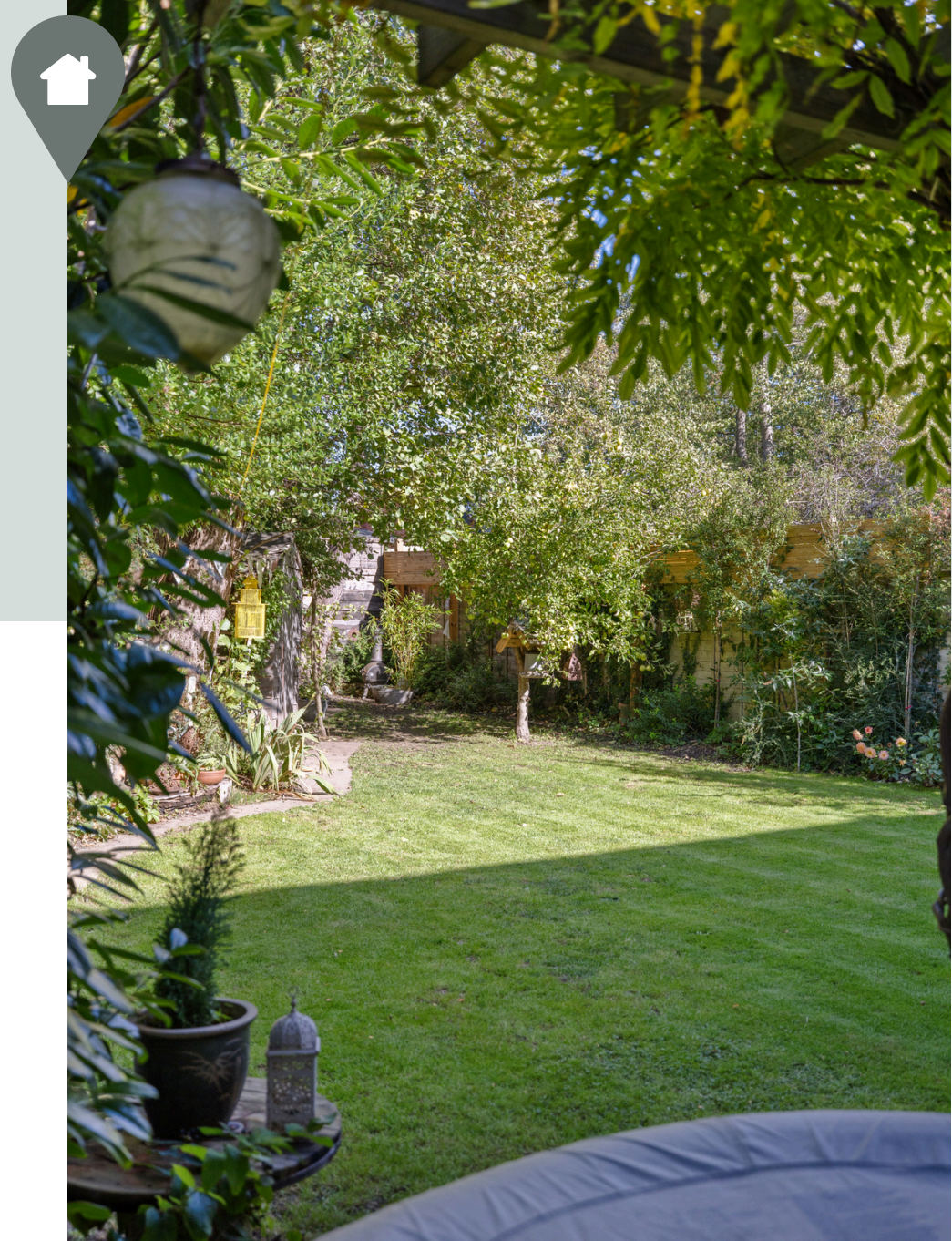




# OUTSIDE

Set on one of the largest plots within this peaceful cul-de-sac, the garden is a true highlight of the property. Enjoying a large, level plot that provides an exceptional sense of space and privacy - perfect for both family living and outdoor entertaining.

The rear garden is beautifully established, bordered by mature plants that create natural screening and a wonderfully secluded feel. A generous lawn offers ample room for children to play or for those who enjoy gardening, while the patio areas provide the ideal setting for al fresco dining and summer gatherings. To the side of the home is a lean-to offering additional space for shelter and storage.



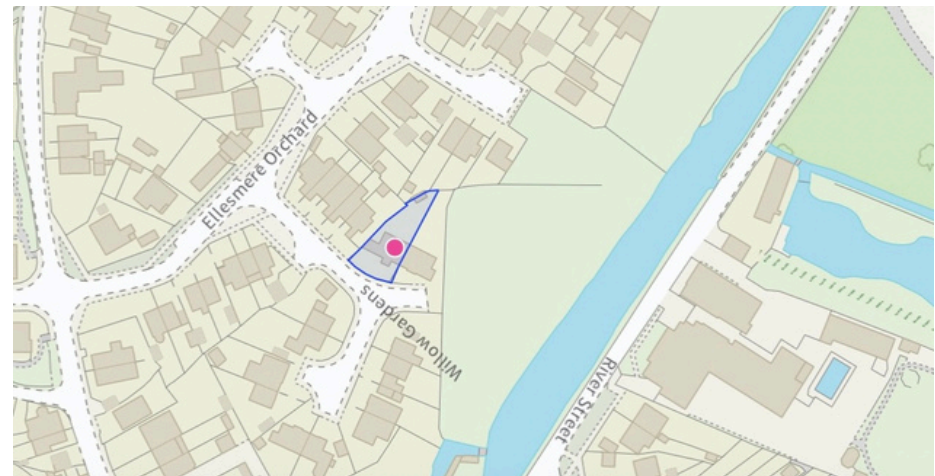




## NEED TO KNOW

Freehold  
EPC Rating C 69  
Mains Gas, Electricity & Water  
Council Tax Band E  
Chichester District Council

Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.

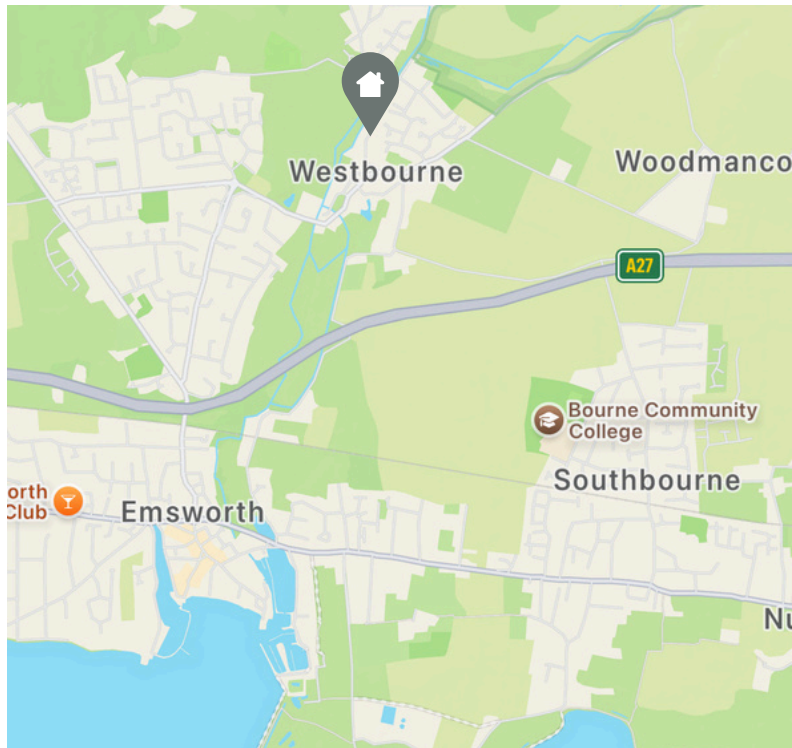




# NEAR ME



Westbourne is a picturesque village lying just north of Emsworth and bordering the South Downs National Park. The River Ems runs through the village on its way to Chichester Harbour, shaping a landscape of meadows, streams and mill ponds. Offering a blend of traditional village life and modern convenience. The village centre has independent shops, a village store, café, pubs, and a highly regarded primary school, with Emsworth town providing additional amenities closeby. A desirable spot for those seeking countryside living within easy reach of Chichester, Portsmouth, and the broader South Coast.



## PUBS

THE WHITE HORSE  
THE SQUARE  
WESTBOURNE

THE STAGS HEAD  
THE SQAURE  
WESTBOURNE

## SHOPS

THE COOP  
THE SQUARE  
WESTBOURNE

VILLAGE STORE  
MONKS HILL  
WESTBOURNE

## PLACES TO EAT

WESTBOURNE CAFE  
THE SQUARE  
WESTBOURNE

SPICE COTTAGE  
EAST STREET  
WESTBOURNE

## RESTAURANTS

THE CRICKETEERS  
COMMONSIDE  
WESTBOURNE

WHISTLERS FINE FISH & CHIPS  
THE GROVE  
WESTBOURNE

## LOCAL TO YOU

OUR BACK GARDEN  
MILL LANE  
WESTBOURNE

ROMAN PALACE  
ROMAN WAY  
FISHBOURNE



## OUR COMPANY

Just us – No longer are you required to deal with numerous colleagues from a number of offices. We are your personal Property Professional from your initial Market Appraisal to key hand-over on Completion Day.

Unrivalled marketing – Advertising on the four major property portals: Rightmove, Zoopla, OnTheMarket & PrimeLocation.

Limited clients – Our business model means we work for only a handful of clients at any one time.

## ABBY & MICHAELA PROPERTY PROFESSIONALS

Heart & Home Property Professionals was founded with over 20 years' experience in the sales and property industry.

Both living locally, Michaela in Hampshire and Abby in Surrey, they know all of the advantages of the local area, and focus on offering a 'hand holding' style of estate agency covering Surrey, Sussex & Hampshire.







# HEART & HOME PROPERTY PROFESSIONALS

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