

# CHARLES PECK

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## **Foxton, Cemetery Lane, Woodmancote, Emsworth, PO10 8QB** **Guide Price £599,000**

A particularly spacious detached chalet style house on a country lane in the hamlet of Woodmancote.

**\*\*\* NO ONWARD CHAIN \*\*\***

Entrance hall | Sitting room | Dining room | Utility room | Kitchen | Downstairs wet room | Five bedrooms including a master bedroom with en-suite | Loft space

Garage | Driveway parking for multiple vehicles | Garden | Outdoor WC

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## Location

The property stands in the semi rural location and yet is only a short distance from the village of Westbourne with a petrol station, two convenience stores, a number of public houses and cafes, a takeaway outlet, village hall and Church. The picturesque rolling hills and valleys of The South Downs National Park lie just to the north of the village and offer miles of footpaths and bridleways for enjoyment. Westbourne is within easy reach of the fishing town of Emsworth and has great road links to both the city of Portsmouth and Chichester which also houses a mainline railway station with services to London Victoria.

## Porch

Front door opens into the:

### Entrance hall

With a storage cupboard beneath the stairs.

### Sitting room 27'4 x 11'7 (8.33m x 3.53m)

With side and front windows.

### Dining room 19'11 x 7'10 (6.07m x 2.39m)

With side and rear windows.

### Rear lobby

With door leading outside and a further door into the:

### Utility room 11'3 x 4'0 (3.43m x 1.22m)

With side window and the gas central heating boiler.

### Kitchen/breakfast room 19'10 x 14'2 (6.05m x 4.32m)

With side window, sliding patio doors to the rear, stainless steel sink unit, fitted drawers and cupboards, integrated hob and oven.

### Bedroom two 12'8 x 12'5 (3.86m x 3.78m)

With rear window.

### Bedroom three 13'1 x 11'1 (3.99m x 3.38m)

With side window.

### Bedroom five 12'4 x 9'0 (3.76m x 2.74m)

With front window.



**Downstairs wet room 7'10 x 7'8 (2.39m x 2.34m)**

With window, WC and wash basin and shower.

**Staircase**

Leading to the first floor.

**Bedroom one with en-suite 21'5 x 12'8 (6.53m x 3.86m)**

With ceiling following the slope of the roof, dormer windows to the front and rear,

**En-suite shower room**

With shower cubicle, wash basin and WC.

**Bedroom four 15'11 x 11'7 (4.85m x 3.53m)**

With a dormer window to the front.

**Loft space 19'8 x 13'3 (5.99m x 4.04m)**

**Outdoor WC**

**Garage 16'11 x 15'4 (5.16m x 4.67m)**

**Outside**

The rear garden comprises of lawned areas, a summerhouse and shed. There is a side pathway to the front of the property, further area of garden and a vehicle driveway giving side by side off-road parking for 3 vehicles.

**Council tax band**

E.

**Tenure**

The property is freehold.

**General remarks**

To view please telephone us on 01243 816666 to make an appointment.

**Note**

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

**Our services**

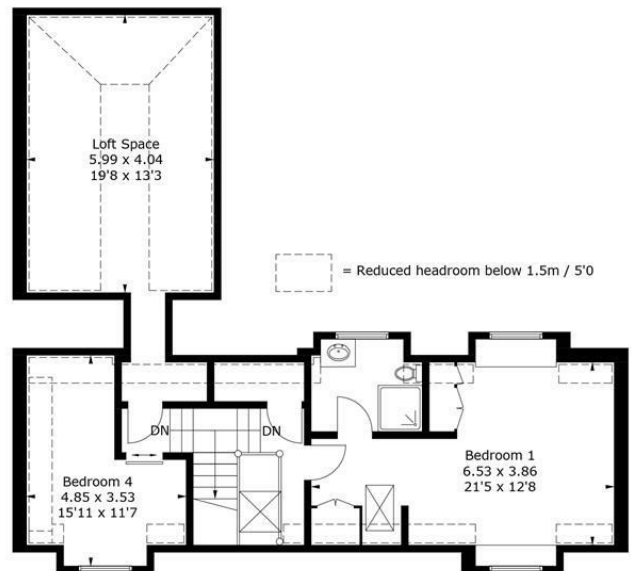
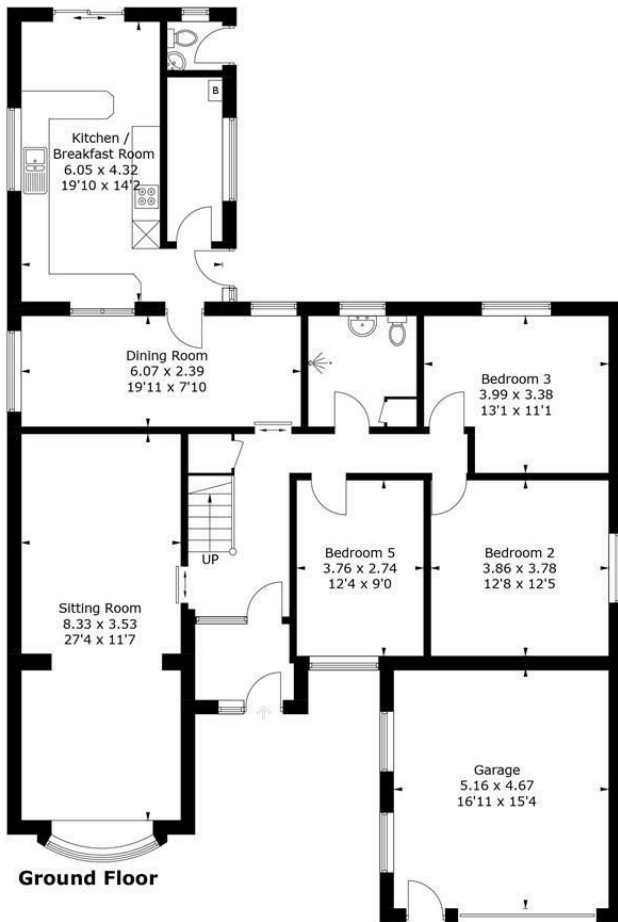
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

## Cemetery Lane, PO108

Approximate Gross Internal Area = 240.2 sq m / 2585 sq ft  
(Including Loft Space)



PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID989761)