



Manor House, Woodmancote, Emsworth PO10 8RD



GEORGIAN MANOR HOUSE – VIEW THE DRONE TOUR... Grade II Listed brick & flint Georgian House with earlier & later additions and a 2-storey Annexe with home & income potential. Nestled in the South Downs and within easy reach of Chichester Harbour coast and the South Downs National Park, this charming 18th century property in Woodmancote was once owned by the Duke of Norfolk. The location is popular with cyclists & walkers, with the highlight Kingley Vale in easy reach. The properties have been renovated throughout to provide a comfortable & relaxed family home, yet with the feel of a small country estate. Set in approx an acre plot, it consists of the Main House, a self-contained, 2-storey Annexe and Double Garage. There is fast fibre broadband. The Annexe has joint Permissions for holiday letting (Airbnb) and ancillary use.

The main house has Three Reception Rooms, Breakfast Room and a formal Dining Room. There is a new Stephen Anthony bespoke Kitchen, Utility Room and Cloakroom. Upstairs over two floors, are Five Double Bedrooms, including one Ensuite and a large Family Bathroom. Outside there is a wide driveway & parking between the 2 buildings with a Double Garage. There are extensive & well-established South Facing rear gardens containing lawn, borders, separate vegetable garden, greenhouses, sheds and trees towards the end of the plot.

- BRICK & FLINT DETACHED HOME
- FIVE RECEPTIONS
- FIVE BEDROOMS, 3 BATHROOMS
- SEPARATE 2-STOREY ANNEXE with 2 RECEPTIONS, 2 BEDROOMS
- DOUBLE GARAGE & DRIVEWAY
- GROUNDS APPROX 1 ACRE
- SOUTH FACING REAR GARDENS
- SEPARATE VEGETABLE GARDEN

Asking Price
£1,650,000
Freehold





ACCOMMODATION

Main House

GROUND FLOOR:

- Reception Hall
- Breakfast Room with Flagstone Floor
- Kitchen by Stephen Anthony
- Utility Room
- Cloakroom with Shower
- Drawing Room
- Dining Room
- Panelled Day Room with Open Fire, Fireback & Grate
- Snug with view & doors to Rear Garden

FIRST FLOOR:

- Bedroom 1 with Ensuite Bathroom
- Bedroom 2
- Bedroom 3
- Bedroom 4

SECOND FLOOR:

- Bedroom 5
- Family Bathroom

EXTERIOR:

- Double Garage & Gravel Driveway with parking for both buildings
- Rear South Facing Garden with lawn, borders, vegetable garden, trees
- Potting Shed
- 2 Glass Greenhouse
- 2 Wooden Sheds



Cont...



Annexe (Self-Contained)

Has joint Permissions for Holiday Letting (Airbnb) and Ancillary Use.

GROUND FLOOR:

- Sitting Room
- Dining Room
- Kitchen
- Cloakroom
- Courtyard Garden

FIRST FLOOR:

- Bedroom 1
- Bedroom 2
- Bathroom

LOCATION

The village of Woodmancote is tucked in the South Downs and is well located for walks & biking in the South Downs National Park, including the highlight Kingley Vale nearby. The property is also within a short distance of Chichester Harbour, A National Landscape (formerly an AONB).

Woodmancote is a small village with its own pub and at nearby Westbourne there is a general store, post office and doctor's surgery. There are a variety of local amenities including a school and church.

To the east is the Cathedral City of Chichester with its renowned Festival Theatre & multiple shopping outlets. There is golf, flying, horse and motor racing on the nearby Goodwood Estate. The property is well placed to take advantage of all that this corner of West Sussex has to offer, with the additional benefit of being within easy reach of major road and rail links to London and the South Coast.





Manor House, Woodmancote Lane, PO10 8RD


Approximate Gross Internal Area = 302.3 sq m / 3254 sq ft

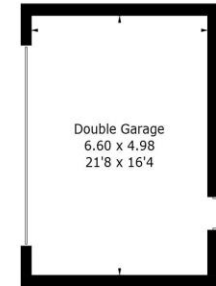
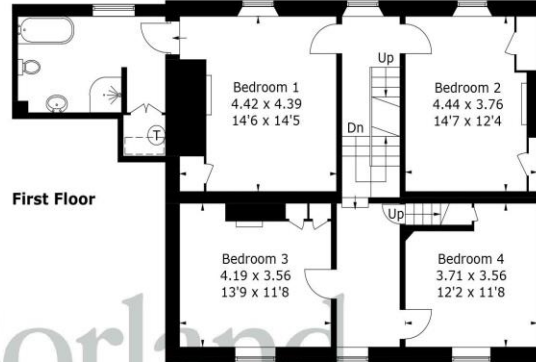
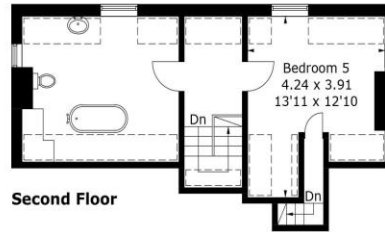
Outbuilding = 92.5 sq m / 996 sq ft

Garage = 33.1 sq m / 356 sq ft

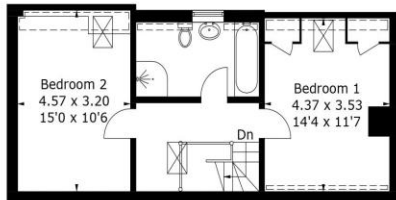
Total = 427.9 sq m / 4606 sq ft



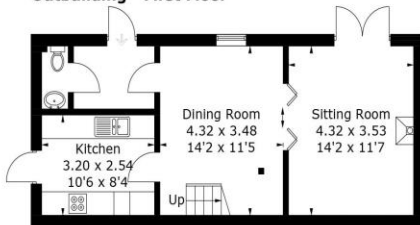
 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

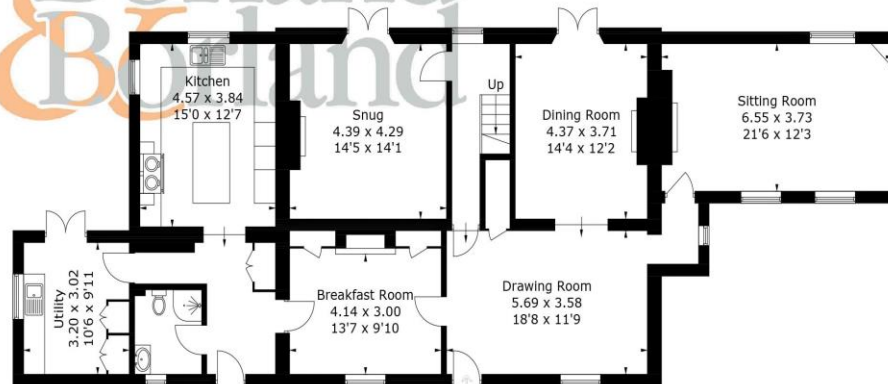


Outbuilding - First Floor



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)



Ground Floor

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate.

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Directions

SATNAV: PO10 8RD

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