



Lumley Lodge, Old Farm Lane, Westbourne

Emsworth, PO10 8RU



A substantial detached bungalow set within a generous plot on the edge of the highly sought-after village of Westbourne, offering spacious and versatile accommodation together with a double garage, extensive parking and mature gardens. Occupying an attractive position with a delightful semi-rural feel, this deceptively spacious property provides flexible accommodation ideal for families, downsizers seeking single-storey living, or those requiring space to work from home.

The property is approached via a large block-paved driveway providing extensive off-road parking and access to a detached double garage. Internally, the accommodation is arranged around a charming central courtyard which creates a private and peaceful outdoor space. The impressive kitchen/breakfast room forms the heart of the home, featuring contemporary cabinetry, a central island and ample space for dining and entertaining. Adjoining the kitchen is a separate dining room, whilst the generous sitting room has direct access to the garden. There are up to five bedrooms, with the fifth bedroom equally lending itself to use as a study or home office. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom and separate cloakroom. Outside, the rear garden offers a high degree of privacy and extends to a generous size, providing lawned areas, mature trees and established planting. Viewing is highly recommended to appreciate the versatility, plot size and superb village location offered by this unique home.

- SUBSTANTIAL DETACHED BUNGALOW
- 4/5 BEDROOMS, PRINCIPAL BEDROOM WITH ENSUITE
- KITCHEN/BREAKFAST ROOM
- CENTRAL COURTYARD
- LARGE MATURE GARDEN
- GENEROUS OFF ROAD PARKING
- DETACHED DOUBLE GARAGE
- VILLAGE LOCATION

Asking Price
£850,000
Freehold





ACCOMMODATION

- Entrance Hall
- Spacious Sitting Room
- Dining Room
- Contemporary Kitchen/Breakfast Room
- Principal Bedroom with En-Suite Shower Room
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Study/Bedroom Five
- Family Bathroom
- Separate Cloakroom/WC
- Central Courtyard
- Detached Double Garage
- Extensive Driveway Parking
- Large Mature Rear Garden

EPC: D
Council Tax: F





LOCATION

Westbourne is a popular West Sussex Downland village location, with access to shops including post office, bakery, pharmacy & doctor's surgery, pubs/restaurant and garage. There is also a local school.

This property is located close to the centre of the village. There is easy access to the South Downs National Park, the Cathedral city of Chichester, and Chichester Harbour, a National Landscape (formerly AONB) at nearby Emsworth. Major road and rail links to London and Brighton are close to hand, with mainline rail at nearby Havant and Rowlands Castle. Westbourne is well placed for countryside walks and the nearby Stansted Estate and the South Downs.





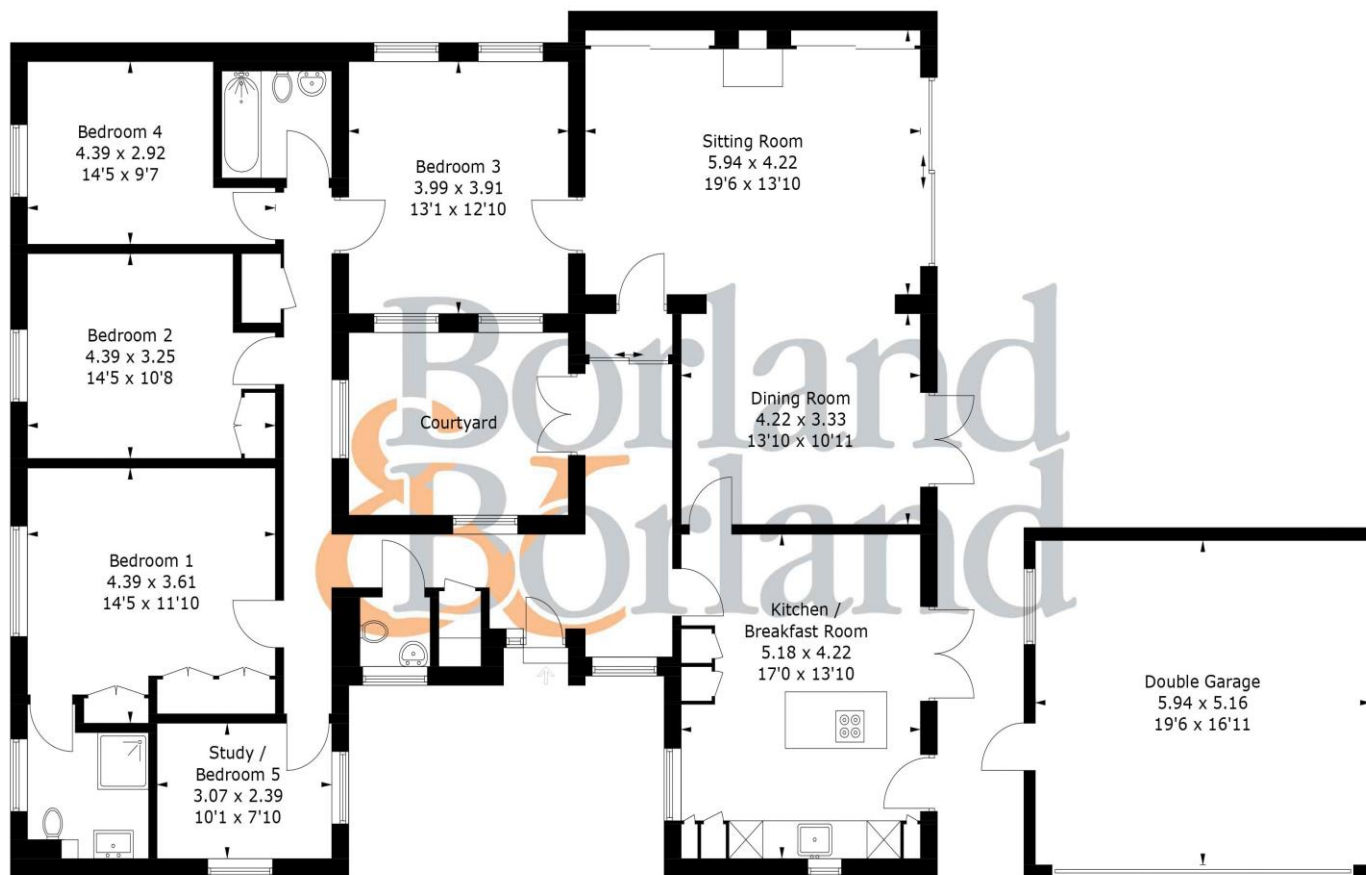
Lumley Lodge, Old Farm Way, PO10 8RU

Approximate Gross Internal Area = 168.8 sq m / 1817 sq ft

Double Garage = 30.6 sq m / 329 sq ft

Total = 199.4 sq m / 2146 sq ft

(Excluding Courtyard)



Ground Floor

(Not Shown In Actual Location / Orientation)

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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. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1330035)

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