



8 Oak Tree Lane, Woodgate

Guide Price £400,000

 **Henry Adams**
estate agents



8 Oak Tree Lane

- Detached House
- Large Reception Room opening to Garden
- Kitchen/Dining Room
- Downstairs Cloakroom
- Three Further Bedrooms
- Family Bathroom
- Principal Bedroom with En-suite Bathroom
- South Facing Rear Garden
- Garage
- Off-street Parking
- No Onward Chain

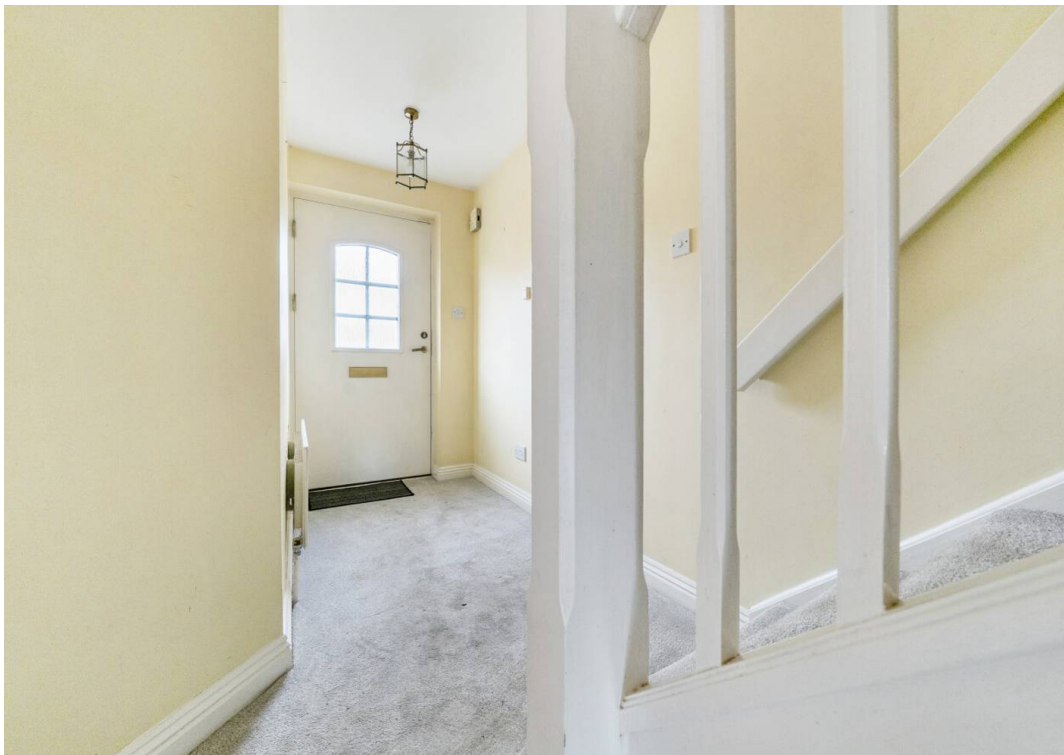
A four bedroom detached house offering generous and versatile accommodation, ideal for modern family living.

Upon entering, you are welcomed by a spacious entrance hall that leads to a large reception room, which features ample space for both relaxation and entertaining. The reception room enjoys an abundance of natural light and seamlessly connects to the rear of the property, creating a bright and inviting atmosphere. The well-appointed kitchen/dining room provides a practical and sociable environment, with plenty of storage and preparation space, making it perfect for family meals or hosting guests.

Upstairs, the principal bedroom benefits from a stylish en-suite bathroom, providing a private retreat, while three further bedrooms offer flexible options for children, guests, or a home office.

A contemporary family bathroom serves the additional bedrooms, and a downstairs cloakroom adds convenience for visitors. The property boasts a garage and off-street parking, ensuring ample space for vehicles and storage.

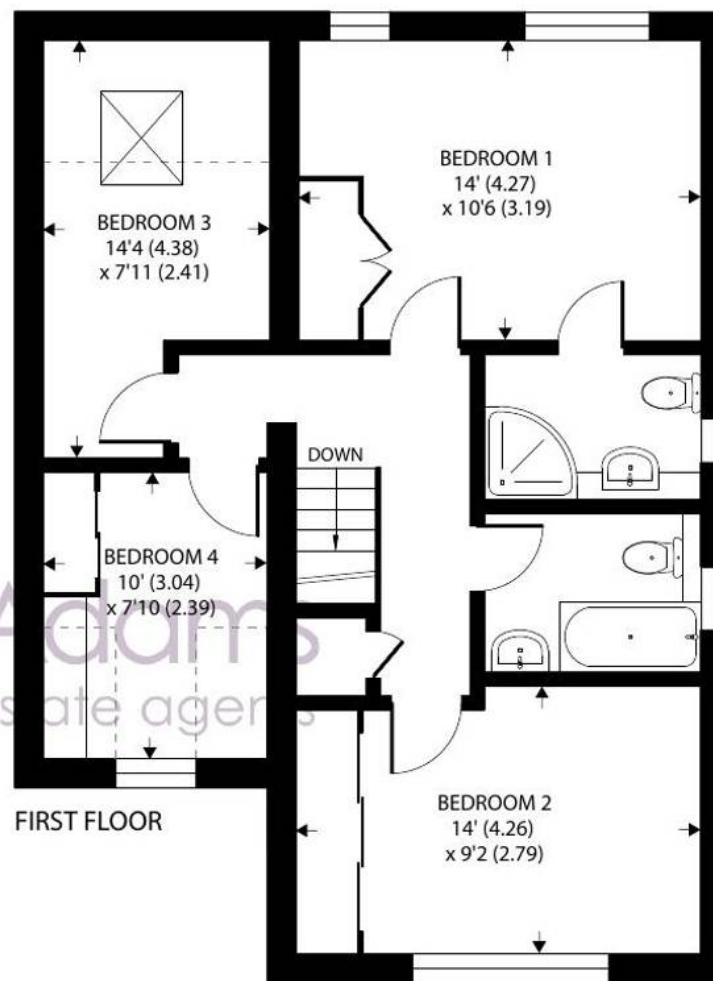








GROUND FLOOR



FIRST FLOOR

Oak Tree Lane, Woodgate

Approximate Area = 1160 sq ft / 107.7 sq m

Limited Use Area(s) = 61 sq ft / 5.6 sq m

Garage = 131 sq ft / 12.1 sq m

Total = 1352 sq ft / 125.4 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Henry Adams. REF: 1515887

Offered to the market with no onward chain, this home is ready for immediate occupation and represents an excellent opportunity for buyers seeking a spacious and well-maintained residence in a desirable location. With its thoughtful layout, quality finishes, and practical features, this detached house is perfectly suited to families or professionals looking to enjoy comfortable and convenient living.

What3Words ///fades.nodded.skirt

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.