





Madakery, approached via a gravel drive-through driveway providing parking for multiple vehicles. An oak and tiled pitched porch with stone step leads to a solid oak front door framed by a large feature window, creating an attractive and welcoming first impression of this spacious family home set in a rural position.

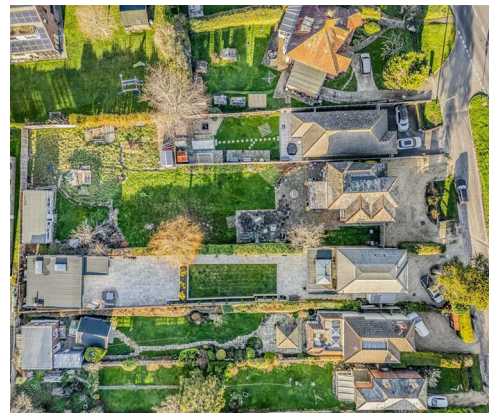
Benefitting from a LARGE L shaped plot and potential Annex use (subject to relevant planning)

The ground floor accommodation is both generous and versatile, beginning with a spacious entrance hall with solid wood flooring and feature lighting. To the front of the house is a well-proportioned reception room with bay window overlooking countryside views, ideal as a sitting room or games room. The heart of the home is the impressive kitchen/diner, featuring a large central island with breakfast bar, extensive Shaker-style units, integrated appliances and bi-fold doors opening onto the garden. Further ground floor accommodation includes a utility room with garden access, a cloakroom, and a flexible additional reception room currently used as a study, which could also serve as a fifth bedroom with convenient access to a downstairs shower room.

To the first floor, the principal bedroom enjoys garden views via a Juliet balcony and benefits from walk-through fitted wardrobes leading to an en suite shower room. There are three further double bedrooms, all enjoying pleasant outlooks over the surrounding countryside or garden, along with a particularly spacious family bathroom fitted with both a bath and a walk-in shower, complemented by quality finishes and ample storage.

Externally, the property is set within extensive lawned gardens with mature trees, a large paved patio area to the rear and side, and a substantial brick-built barbecue area, ideal for outdoor entertaining. The grounds also include a basic office building and a historic feature of an original Anderson air raid shelter. The property enjoys a peaceful rural setting while remaining well placed.

- Desirable countryside outlook
- Large plot with outbuilding
- Open plan living to the rear
- Westbourne village 1.4 miles away
- Flexible living with up to 5 bedrooms
- Master ensuite & dressing area
- Potential Annex use (subject to relevant planning)
- Double glazing and gas central heating
- Feature anderson air raid shelter in garden
- EPC rating: C (70)



Madakery, South Lane, Woodmancote

Approximate Gross Internal Area = 184.9 sq m / 1990 sq ft

Outbuildings = 40.2 sq m / 433 sq ft

Total = 225.1 sq m / 2423 sq ft



= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.