



Woodmancote Lane | Woodmancote | Emsworth | PO10 8RD

Offers In The Region Of £1,950,000



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Sitting just behind the Woodmancote public house, surrounded by fields in the hamlet of Woodmancote some seven miles from Chichester city centre and three miles from the historic coastal town of Emsworth. The village of Westbourne is approximately one and a half miles away. This stunning detached six bedroom property, with late Victorian origins, is set in it's own grounds with a modern separate one bedroom annexe (1089sqft (101.2sqm) ideal for multi-generational living or as a holiday let/cottage. There is a private gravelled through driveway, with a generous level of parking for numerous vehicles with a detached double garage.

- Stunning late Victorian house
- Separate well appointed one bedroom annexe with private garden
- 4921 sq/ft/ 457.3sq/m inc annexe, garage & workshop
- Superb bespoke kitchen with separate utility room
- Six double bedrooms
- Beautiful, well designed zoned gardens with outdoor kitchen area
- Modern detached home office/studio
- Detached double garage



Woodmancote, PO10

Approximate Gross Internal Area = 305.6 sq m / 3289 sq ft
Annexe = 101.2 sq m / 1089 sq ft
Double Garage / Gym / Shed / Workshop = 50.5 sq m / 543 sq ft
Total = 457.3 sq m / 4921 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID1327397)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Council Tax Band F
EPC Rating C

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