





PRICE GUIDE £550,000 - £575,000 This delightful home in Woodmancote, on the edge of Emsworth, embraces the charm of rural living while offering modern comforts and a 0.42 acre plot. Surrounded by countryside and tucked within a traditional village setting, it provides a tranquil retreat with a well-balanced layout across two floors. Ideal for families or couples seeking space in a peaceful location, the property blends character, versatility, and practicality, complemented by a useful outbuilding that enhances its appeal.

- TWO BEDROOM CHARACTER HOME IN WOODMANCOTE
- SPACIOUS SITTING ROOM AND SEPARATE DINING ROOM
- BRIGHT AND WELL-APPOINTED KITCHEN
 - MASTER BEDROOM WITH ADJOINING WC
- SEPARATE DRESSING ROOM OR POTENTIAL STUDY
- GARDEN ROOM PROVIDING VIEWS TO OUTSIDE SPACE
 - CONTEMPORARY FAMILY BATHROOM ON THE GROUND FLOOR
 - DETACHED GARAGE AND OUTBUILDING FOR STORAGE OR WORKSHOP
- PEACEFUL VILLAGE LOCATION
- EASY ACCESS TO EMSWORTH AND CHICHESTER



Cupressus, Woodmancote, Emsworth

Approximate Gross Internal Area = 90.9 sq m / 978 sq ft

Outbuilding = 15.8 sq m / 170 sq ft

Total = 106.7 sq m / 1148 sq ft



Outbuilding

Ground Floor

First Floor

 = 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.