NEXA PROPERTIES

WOODMANCOTE LANE, WOODMANCOTE

ASKING PRICE £490,000

NEXA Properties is delighted to offer Ashwood, a spacious and versatile three-bedroom detached bungalow situated along Woodmancote Lane. Offering approximately 1,032 sq. ft. of accommodation, the property provides three double bedrooms, two reception areas, a generous kitchen/dining room, conservatory and both a bathroom and separate WC, making this an excellent home for those seeking comfortable single-storey living.

The accommodation is arranged around a particularly generous reception hall which immediately gives the property a great sense of space. To the front is a separate 14' living room, while the impressive 18'10 kitchen/dining room provides plenty of room for cooking and entertaining. From here, the accommodation flows into an 11'1 conservatory, creating an additional reception space with access towards the outside.

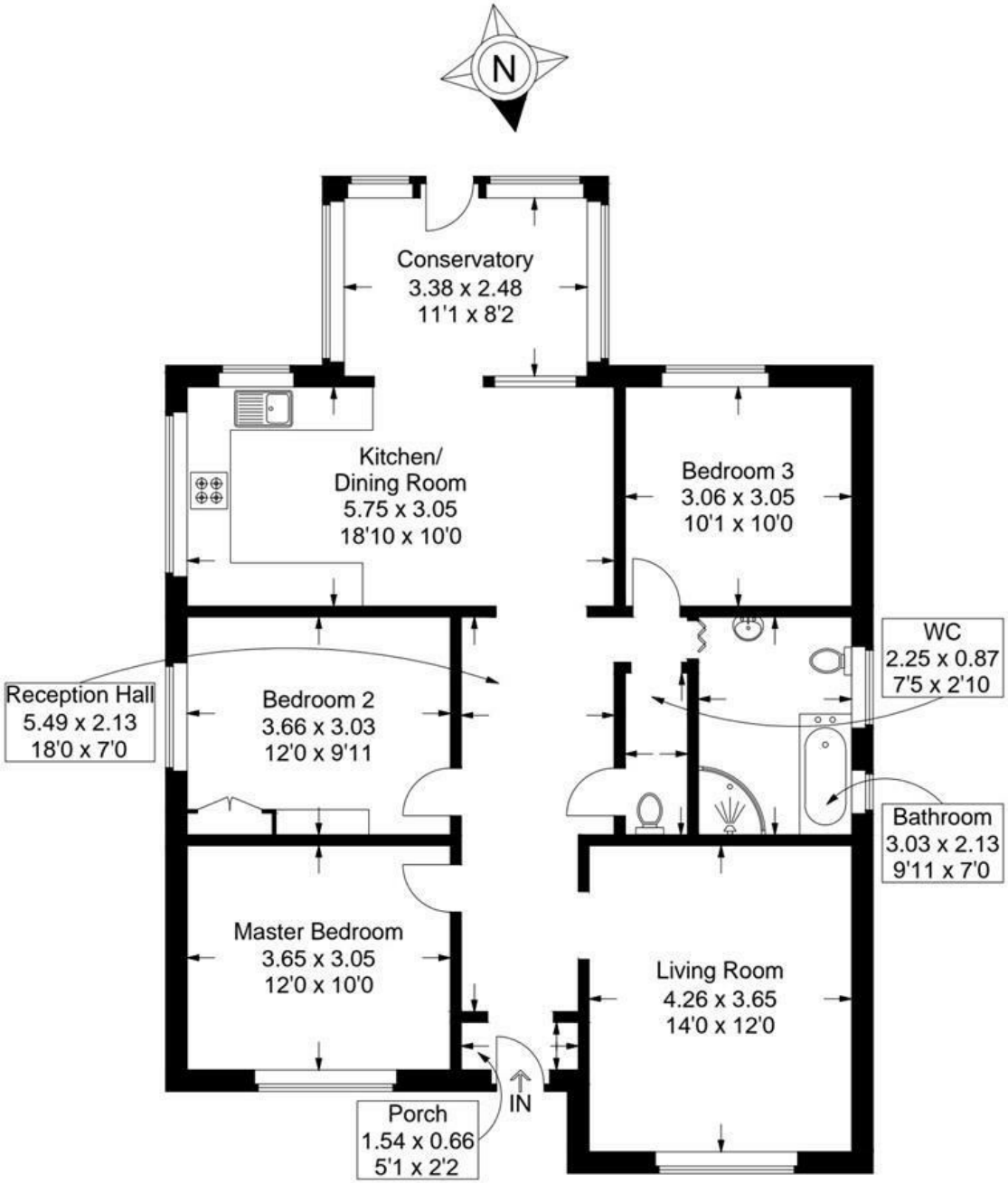
There are three well-proportioned double bedrooms, with the principal bedroom measuring approximately 12' x 10'. Bedroom two is another generous double at 12' x 9'11 while bedroom three measures approximately 10'1 x 10'. The bedrooms are served by a family bathroom with separate shower and bath, alongside an additional WC.

Positioned in Woodmancote, the property enjoys a semi-rural village setting while remaining conveniently placed for nearby Emsworth and Westbourne, providing access to a wider range of shops, cafés, pubs and everyday amenities. The surrounding area also offers excellent countryside walks with convenient road connections towards Chichester, Havant and the wider south coast.

- DETACHED THREE BEDROOM BUNGALOW
- LARGE PLOT BACKING ONTO OPEN FIELDS
- SEPARATE LIVING ROOM
- PRINCIPAL DOUBLE BEDROOM
- FAMILY BATHROOM
- APPROXIMATELY 1,032 SQ FT
- SINGLE STOREY LIVING
- SEMI-RURAL LOCATION
- VERSATILE ACCOMMODATION
- BEAUTIFUL VIEWS

Ashwood, Woodmancote Lane, Woodmancote

Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft



Ground Floor

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.