









# Weston Cottage



- ▶ Enjoy a peaceful and relaxing lifestyle at Weston Cottage
- ▶ Enjoy the quirky combination of 20th and 21st century build
- ▶ Entertain family and friends within the half acre grounds
- ▶ Plenty of parking for numerous vehicles
- ▶ Move in quickly to this property offered with no forward chain
- ▶ Relax with the calm flow of the downstairs accommodation
- ▶ Utilise the approved planning for a detached one bedroom annexe
- ▶ Timber Barn featuring single garage, carport, and workshop
- ▶ Contemporary garden office/art studio

We are delighted to present this idyllic home situated in a rural location overlooking fields between Chichester and Emsworth.

Originally built in 1922 and offering 1,577 square feet of accommodation, this delightful residence offers potential for a new lifestyle. A spacious hallway with cloakroom flows on to the living room with bay window and wood burner. Onward to the snug and further on to the kitchen dining room with gas fired Raeburn boiler. Finally the brick based conservatory has terrific views over the grounds. Upstairs there are two double bedrooms, one with en suite bathroom and a family shower room. The second bedroom has built in wardrobes and both rooms have views over the garden and the surrounding farmland.

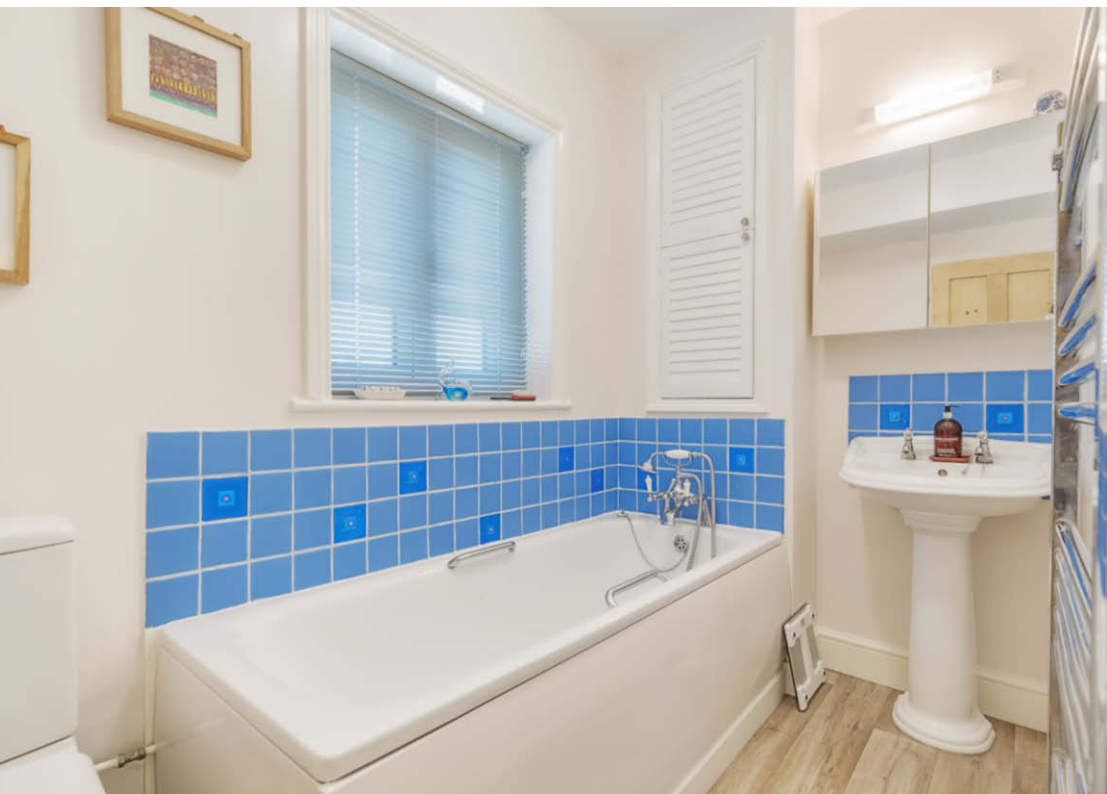
Outside the grounds measure just under 1/2 acre and are idyllic. Several different areas all secluded and enclosed. A swimming pool with adjacent flint barn that contains a changing room and shower with wc. The flint barn has planning approved for a one bedroom annexe. There is a contemporary wood cabin ideal for working from home, a triple timber barn that contains a garage, carport and workshop with wood store.

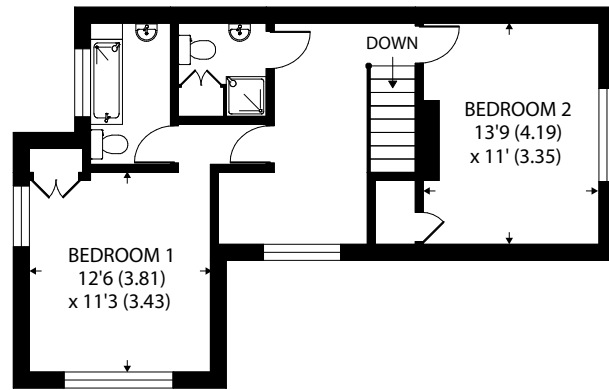




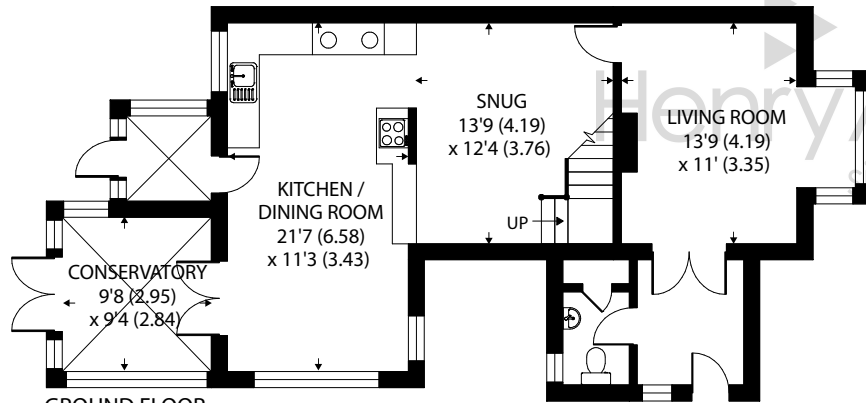
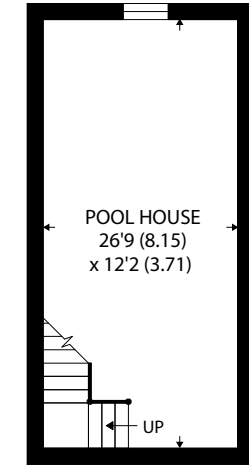
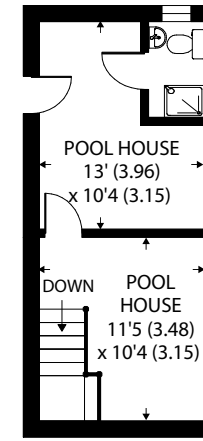
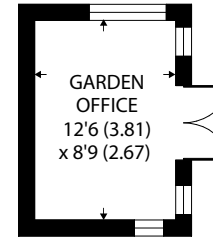
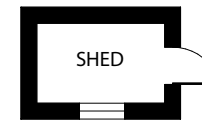




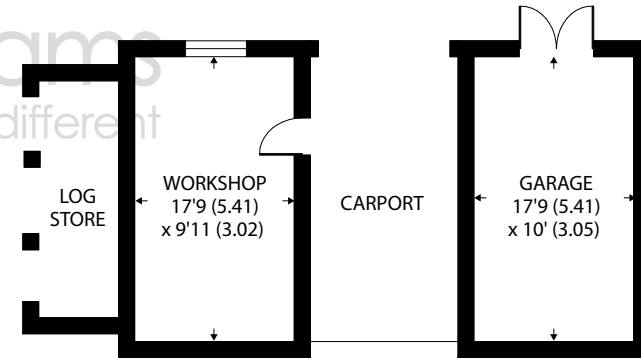




FIRST FLOOR



GROUND FLOOR



## Weston Cottage, Woodmancote, Emsworth

Approximate Area = 1577 sq ft / 146.5 sq m (includes garage)

Outbuilding = 986 sq ft / 91.6 sq m

Total = 2563 sq ft / 238.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Henry Adams. REF: 1029723

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.



## Situation

Nestled beneath the South Downs, Woodmancote forms part of the parish of Westbourne, only 2 miles from Chichester Harbour and Kingley Vale nature reserve. On the border between Hampshire and West Sussex, Westbourne features an attractive church, doctor's surgery and a range of shops including a convenience store. The harbourside town of Emsworth offering rail access is approximately a mile away.

30th January 2023





