





Bumble Bee Cottage

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- ▶ **Beautifully Presented Four Bedroom Character Property**
- ▶ **Three Reception Rooms**
- ▶ **Large Walk-in Pantry & Linen Cupboard**
- ▶ **Driveway Providing Ample Parking**
- ▶ **Annexe**
- ▶ **Two En-suite Bedrooms & Family Bathroom**
- ▶ **Extensive Landscaped Private Rear Garden**
- ▶ **Outbuildings**

Bumble bee Cottage is a beautifully presented four-bedroom character property which offers a wonderful blend of traditional charm and modern convenience.

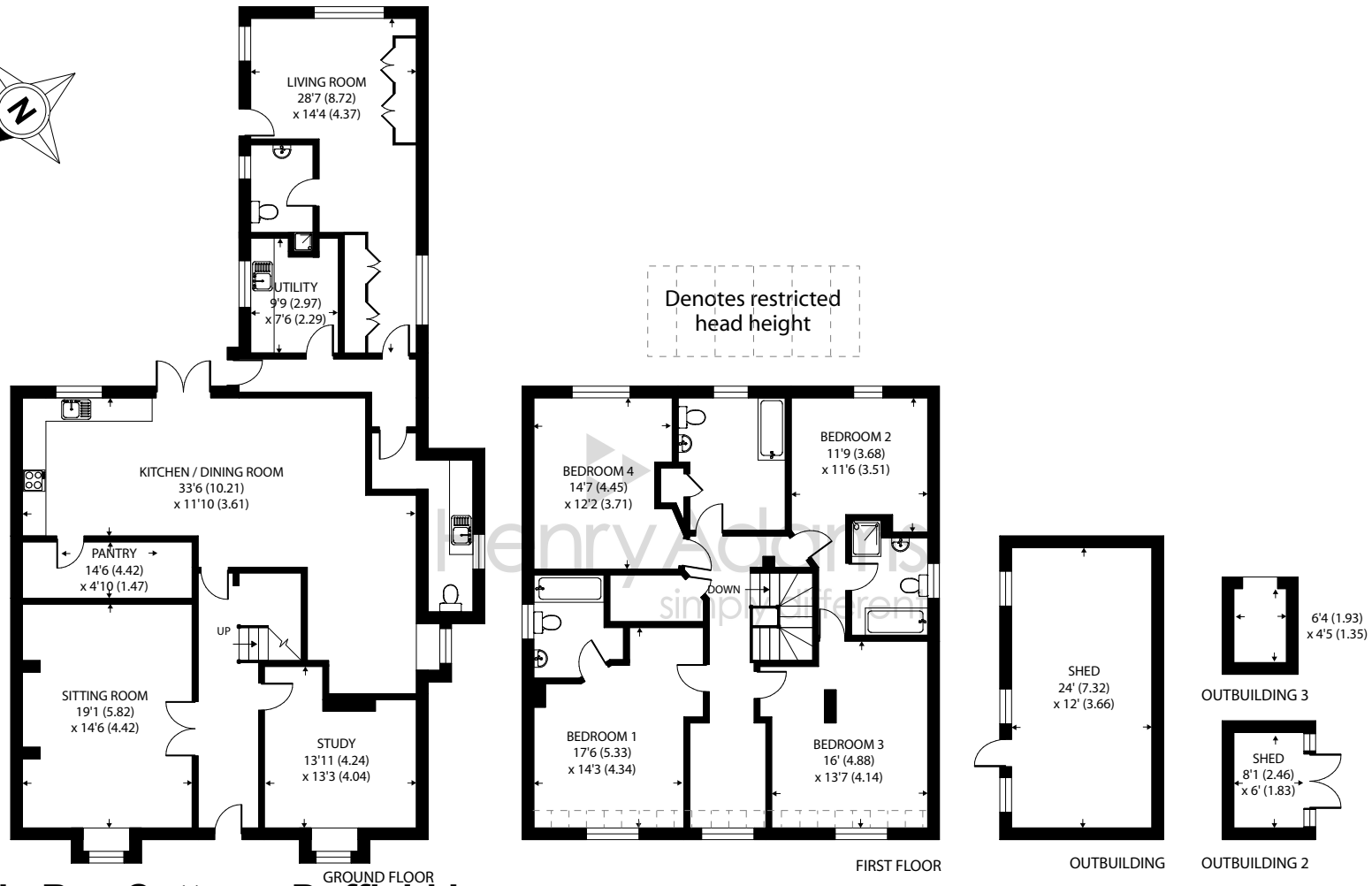
From the moment you step into the inviting hallway, you are greeted with an abundance of space and the feeling of a real family home. The ground floor comprises three reception rooms, each offering its own unique charm and purpose. Whether it be a cosy evening in the sitting room, a formal dining experience in the elegant dining room, or a quiet moment in the study, there is a space for every occasion. The well-appointed kitchen boasts a large walk-in pantry, providing ample storage space. Upstairs, the property offers two en-suite bedrooms, beautifully designed with stylish finishes, along with a spacious family bathroom. The additional annexe, with under floor heating and a further bathroom, enhances the versatility of this property, offering the potential for additional accommodation or a separate living space.

Outside, the property boasts an extensive landscaped rear garden, creating a tranquil haven for outdoor activities and relaxation. Whether it's enjoying a summer barbeque with friends or simply unwinding after a long day, this private garden is the perfect setting. The driveway provides ample parking space for multiple vehicles, ensuring convenience for all residents and visitors. Alongside the driveway, you will find the outbuildings, offering additional storage options.









Bumble Bee Cottage, Duffield Lane

Approximate Area = 2981 sq ft / 276.9 sq m

Limited Use Area(s) = 50 sq ft / 4.6 sq m

Outbuilding = 365 sq ft / 33.9 sq m

Total = 3396 sq ft / 315.4 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: 1073841

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.

16th January 2024



