

Offers In Excess Of £600,000

Woodmancote Lane, Emsworth  
PO10 8RD

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED HOME
- AMPLE PARKING AND CARPORT
- CONSERVATORY
- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED
- TWO RECEPTION ROOMS
- GENEROUS GARDEN
- BATHROOM & SHOWER ROOM
- CALL TO VIEW

In the charming village of Woodmancote, Emsworth, Camus on Woodmancote Lane is a delightful detached bungalow dating back to 1930, offering an impressive 1,675 sq ft of well-balanced living space. It provides a wonderful blend of character, comfort, and versatility—ideal as a family home or a peaceful retreat.

The layout is thoughtfully arranged across two floors. Upstairs, there are two comfortable bedrooms and a separate WC. The ground floor offers further flexibility, with two additional bedrooms, including a principal bedroom with a Jack and Jill bathroom also accessible from the hallway. A separate shower room adds extra convenience for a busy household.

Living spaces are both generous and inviting, with a bright bay-fronted sitting room complemented by a

second reception area in the form of a spacious lounge/diner that connects seamlessly to the large kitchen—perfect for everyday living and entertaining. To the rear, a conservatory overlooks the garden, providing a relaxing spot to enjoy the outlook throughout the seasons.

Outside, the property continues to impress. A substantial driveway at the front provides ample parking for multiple vehicles, while the beautifully maintained, private rear garden offers a peaceful setting to unwind or entertain.

Set in a tranquil yet well-connected location, the property is within easy reach of local amenities and the picturesque Emsworth coastline, making it a superb opportunity for those seeking space, privacy, and village living.

Call today to arrange a viewing  
02392 482147  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## SITTING ROOM

10'11" x 12'11" (3.34 x 3.94)

## KITCHEN

12'5" x 20'3" (3.79 x 6.19)

## LOUNGE/DINER

24'4" x 10'6" (7.44 x 3.22)

## CONSERVATORY

20'4" x 8'11" (6.22 x 2.72)

## SHOWER ROOM

6'3" x 4'6" (1.91 x 1.38)

## BEDROOM

10'11" x 12'0" (3.35 x 3.66)

## BATHROOM

9'1" x 7'10" (2.78 x 2.39)

## BEDROOM

10'11" x 12'11" (3.34 x 3.94)

## WC

5'10" x 2'4" (1.79 x 0.73)

## BEDROOM

16'0" x 10'5" (4.90 x 3.18)

## BEDROOM

15'9" x 10'6" (4.81 x 3.22)

## Anti Money Laundering Havant

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

## Council Tax Band E

Chichester District Council: BAND E

## Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## Offer Verification Procedure

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## Property Removals

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## Solicitor Quotes

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

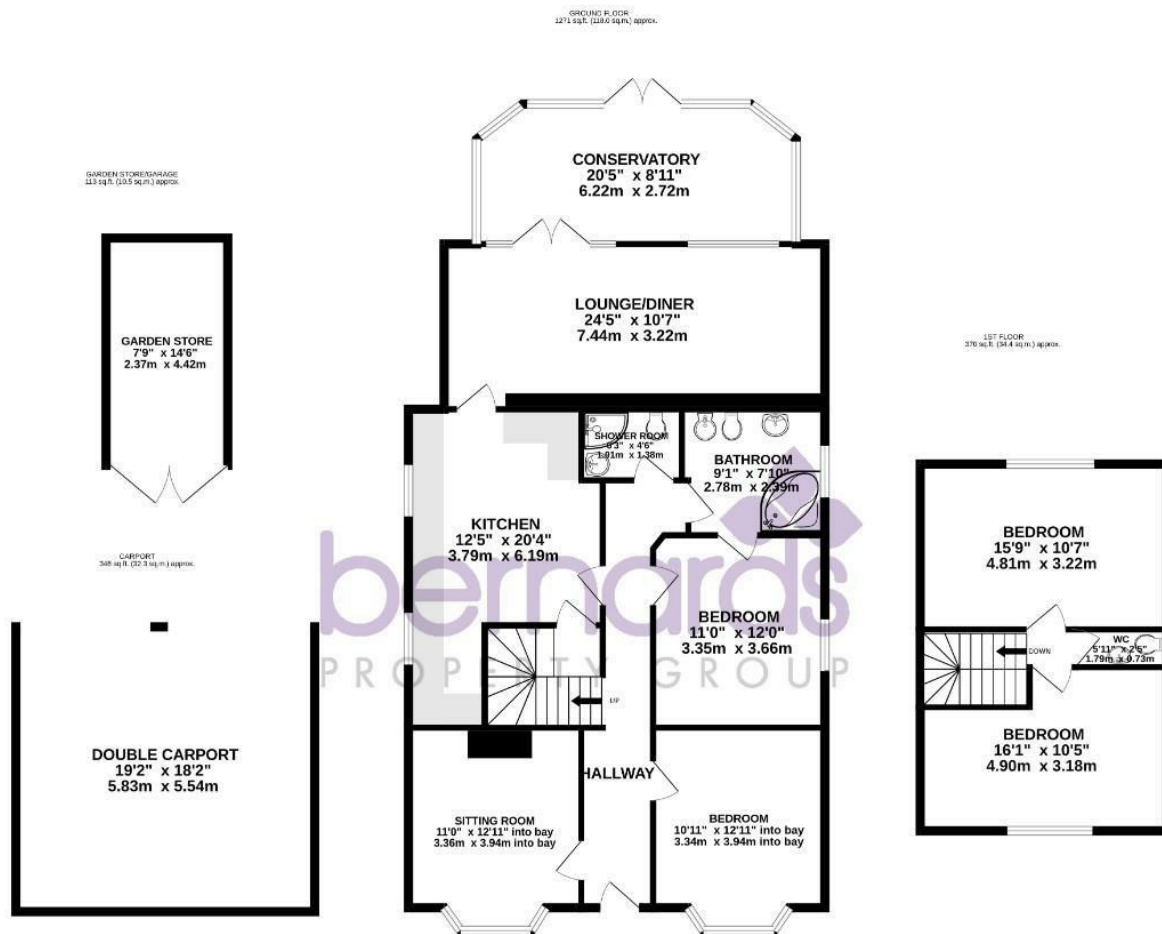
## Tenure

Freehold



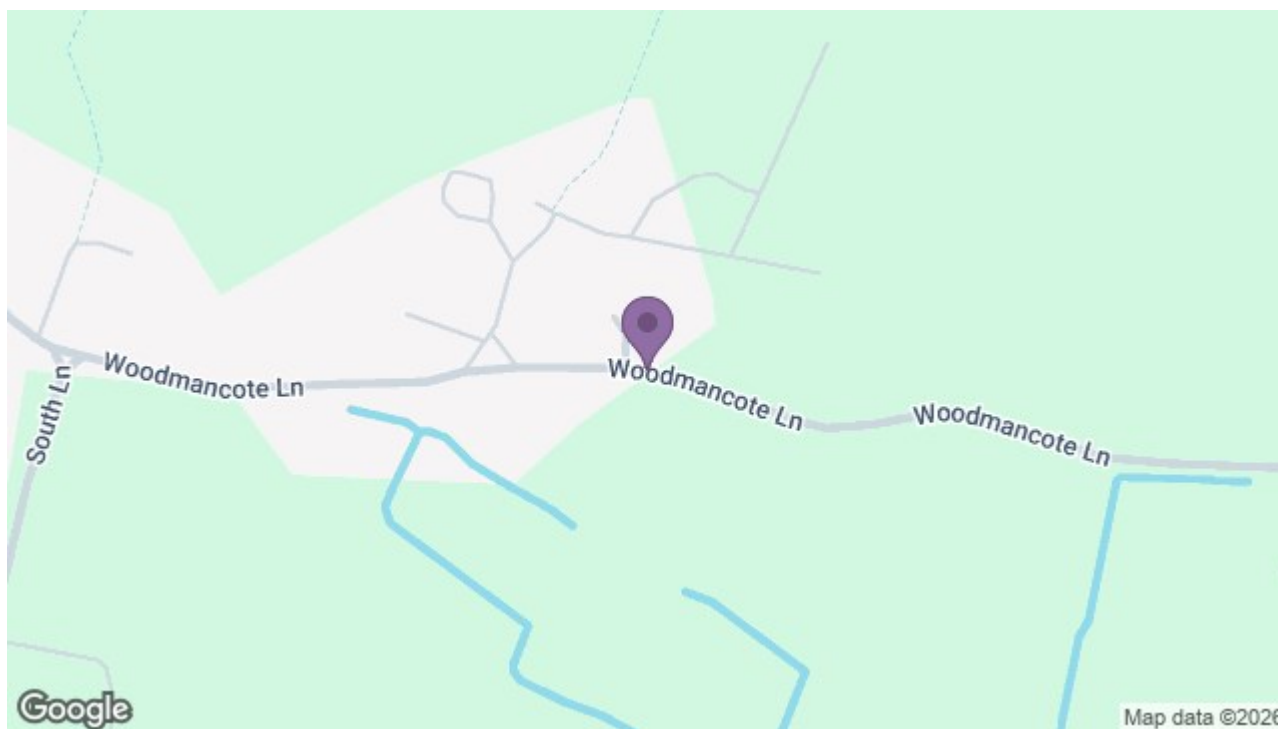
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 2101 sq.ft. (195.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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