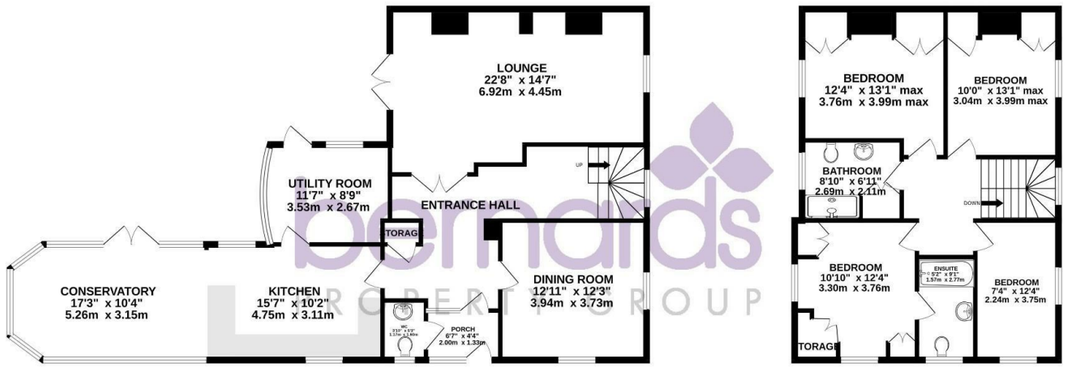
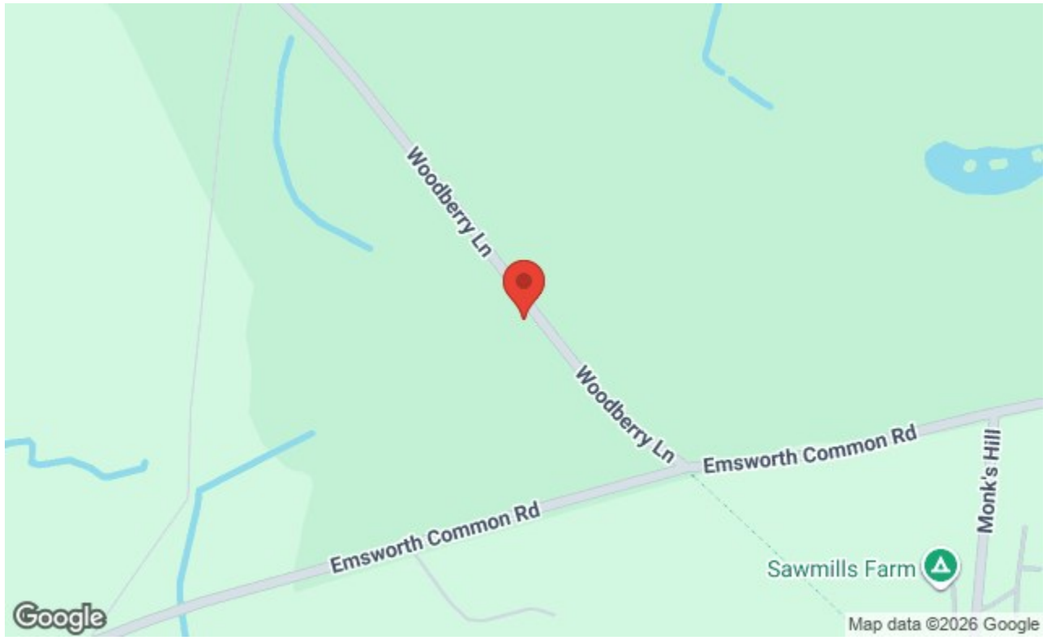
GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.

1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.




TOTAL FLOOR AREA : 1816 sq.ft. (168.7 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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FOR SALE

# Offers In Excess Of £800,000

Woodberry Lane, Emsworth PO10 8QN

bernards THE ESTATE AGENTS



4 2 2

## HIGHLIGHTS

- FOUR BEDROOMS
- SEMI DETACHED
- CHARACTER HOME
- APPROX. 1.5 ACRES
- EN-SUITE TO MASTER
- AMPLE PARKING
- SECLUDED LOCATION
- BEAUTIFULLY PRESENTED
- GARDEN POND
- CALL TO VIEW

Set in a wonderfully secluded position along Woodberry Lane, Cockbush Cottages enjoys a rare combination of countryside surroundings and convenient access to local amenities. Located approximately one mile from both Westbourne and Rowlands Castle, and within the South Downs National Park, the property backs directly onto Southleigh Forest, creating an exceptional setting for those who enjoy walking, cycling and outdoor living.

Occupying a plot of approximately one and a half acres, the property offers well-balanced accommodation ideally suited to family life. A welcoming entrance porch leads through to the main reception areas, including a generous dining room and comfortable sitting room, providing flexible space for both everyday living and entertaining. The kitchen opens into a bright conservatory overlooking the gardens, while a utility room and ground floor cloakroom add practicality.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom serving the remaining bedrooms.

The gardens are a particular feature of the property, offering a variety of spaces to enjoy throughout the seasons. A paved patio incorporates a traditional well and provides an ideal setting for outdoor dining, while a pond with paved surround adds further character to the grounds. There are two summer houses, one positioned close to the house and another tucked away at the far end of the garden, creating peaceful retreats within the grounds. Additional outbuildings include several garden and tool sheds together with a greenhouse for those with horticultural interests. A lockable double gate provides secure access to the garden.

The property benefits from a number of modern improvements, including a solar panel system, an air source heat pump and a recently installed sewage treatment plant, enhancing both efficiency and environmental performance.

Ample parking is available, with a double carport and drive

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

Call today to arrange a viewing
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www.bernardsestates.co.uk

# PROPERTY INFORMATION

**PORCH**
6'6" x 4'4" (2.00 x 1.33)

**LOUNGE**
22'8" x 14'7" (6.92 x 4.45)

**DINING ROOM**
12'11" x 12'2" (3.94 x 3.73)

**KITCHEN**
15'7" x 10'2" (4.75 x 3.11)

**UTILITY ROOM**
11'6" x 8'9" (3.53 x 2.67)

**CONSERVATORY**
17'3" x 10'4" (5.26 x 3.15)

**WC**
3'10" x 5'10" (1.17 x 1.80)

**BEDROOM**
10'9" x 12'4" (3.30 x 3.76)

**ENSUITE**
5'1" x 9'1" (1.57 x 2.77)

**BEDROOM**
12'4" x 13'1" (3.76 x 3.99)

**BEDROOM**
9'11" x 13'1" (3.04 x 3.99)

**BEDROOM**
7'4" x 12'3" (2.24 x 3.75)

**BATHROOM**
8'9" x 6'11" (2.69 x 2.11)

## ANTI MONEY LAUNDERING

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

Chichester District Council: BAND F

## 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









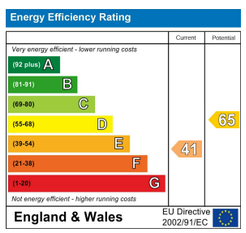













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