

Foxbury Barn
4 The Grange, Woodmancote, Emsworth



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A striking converted period barn featuring beautiful brick and flint elevations, striking vaulted ceilings, and exposed timber beams, set within an idyllic and highly sought-after semi-rural hamlet.

Foxbury Barn is a beautifully presented period conversion, showcasing exquisite brick-and-flint elevations beneath a traditional tiled roof. Sensitively updated to combine contemporary comfort with rustic charm, the property retains a wealth of original character, highlighted by spectacular vaulted ceilings, intricate exposed timber framing and handsome exposed brickwork.

At the heart of the home is an expansive open-plan sitting and dining room, featuring attractive timber flooring and a striking brick chimney breast with a log-burning stove. This light and welcoming space is ideal for both everyday living and entertaining, flowing seamlessly into a delightful conservatory overlooking the gardens. The adjoining kitchen is fitted with classic shaker-style cabinetry, rich timber worktops and high-quality integrated appliances, all set beneath a soaring beamed ceiling.

The ground floor further provides two comfortable and well-proportioned bedrooms, together with a contemporary family shower room. Two separate staircases lead to the first-floor accommodation: one rises from the kitchen to a versatile home office with a mezzanine overlooking the living space below, while the main staircase ascends from the sitting room to the principal bedroom suite. This impressive retreat features exposed brick detailing, extensive built-in storage and a beautifully finished en suite bathroom with a freestanding bath.

The property is approached via a traditional five-bar timber gate opening onto a generous driveway providing parking and access to a detached double garage. The gardens are enclosed by attractive brick-and-flint walls, while a paved terrace offers an ideal setting for al fresco dining before extending onto a level lawn bordered by established planting, mature shrubs and vibrant wisteria. A delightful timber summer house and an attached log store complete this idyllic outdoor setting.

1,812 sq ft (168 sq m) | Freehold
3 reception rooms | 3 bedrooms
Double garage | Sought after village location

Guide price £850,000

Location

Foxbury Barn enjoys a peaceful position within the sought after village of Woodmancote, surrounded by attractive countryside at the foot of the South Downs National Park. Everyday amenities are available in the neighbouring villages of Westbourne and Southbourne, while the historic cathedral city of Chichester provides an extensive range of shopping, restaurants, cultural attractions and leisure facilities including the renowned Festival Theatre. The harbourside town of Emsworth is also close by, known for its independent boutiques, cafés and sailing facilities.

The Goodwood Estate with its historic house and country club, provides horse and motor racing events, including the Festival of Speed and Revival which it hosts, as well as golf and a small airfield. The stunning countryside of the South Downs National Park provides exceptional opportunities for walking, horse riding and cycling.

The area is well served by highly regarded independent schools, including Portsmouth Grammar School, Westbourne House School, Great Ballard School and Churcher's College. Transport connections are excellent, with the nearby A27 offering links to Portsmouth, Chichester and the wider motorway network via the A3(M). Mainline rail services from Southbourne and Emsworth stations provide regular connections to London, Brighton and Portsmouth.

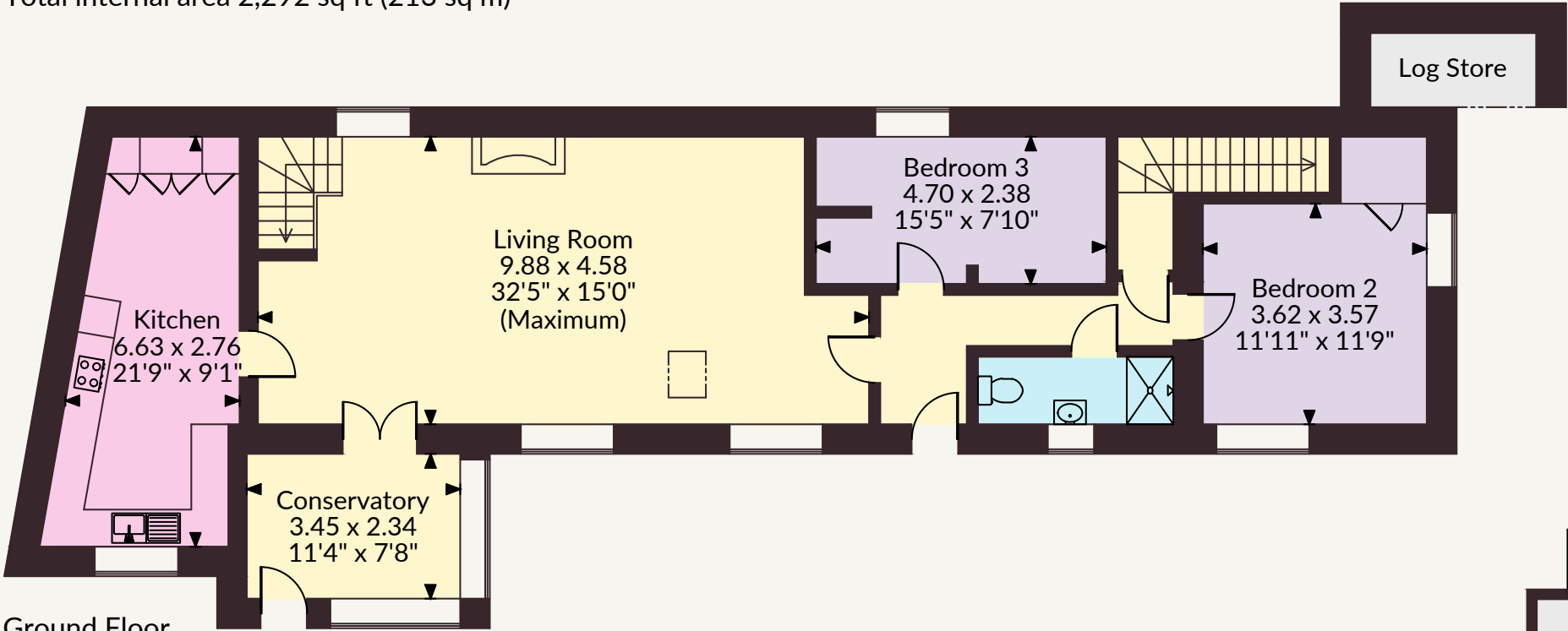
Postcode region: PO10

General

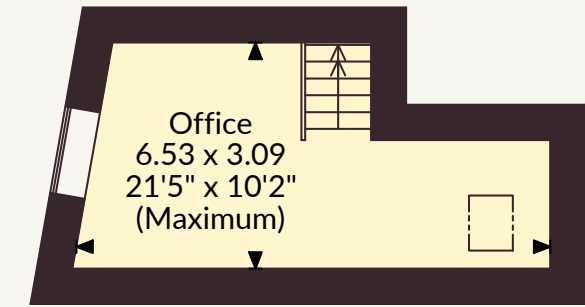
Local Authority: Chichester District Council
Services: Mains electricity, gas, water and drainage
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



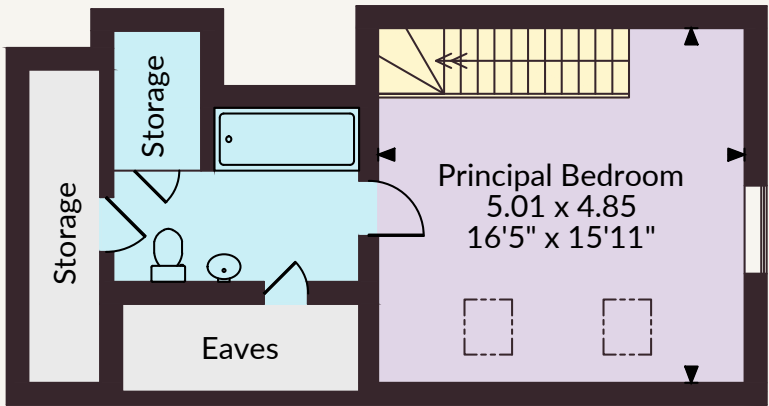
Foxbury Barn, The Grange, Woodmancote
Main House internal area 1,812 sq ft (168 sq m)
Garage internal area 355 sq ft (33 sq m)
Outbuilding internal area 125 sq ft (12 sq m)
Total internal area 2,292 sq ft (213 sq m)



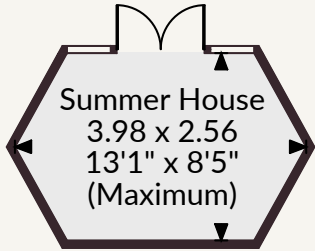
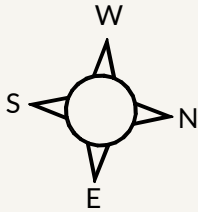
Ground Floor



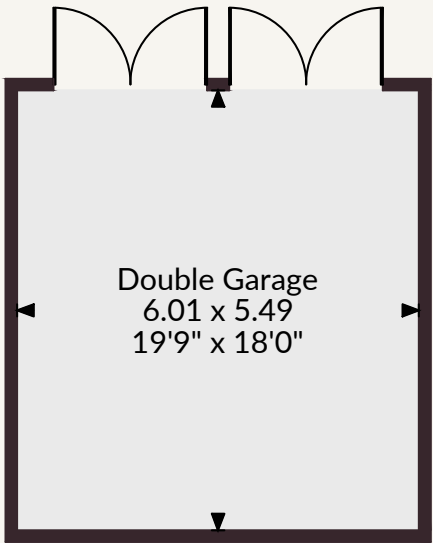
First Floor Above Kitchen



First Floor



Outbuilding



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