





Madakery, approached via a gravel drive-through driveway providing parking for multiple vehicles. An oak and tiled pitched porch with stone step leads to a solid oak front door framed by a large feature window, creating an attractive and welcoming first impression of this spacious family home set in a rural position. Benefiting from a **LARGE L** shaped plot and potential Annex use (subject to relevant planning)



- Desirable countryside outlook
- Large plot with outbuilding
- Open plan living to the rear
- Westbourne village 1.4 miles away
- Flexible living with up to 5 bedrooms
- Master ensuite & dressing area
- Potential Annex use (subject to relevant planning)
- Double glazing and gas central heating
- Feature anderson air raid shelter in garden
- EPC rating: C (70)

Madakery, South Lane, Woodmancote

Approximate Gross Internal Area = 184.9 sq m / 1990 sq ft

Outbuildings = 40.2 sq m / 433 sq ft

Total = 225.1 sq m / 2423 sq ft



[Dashed Line] = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.