



Dean Lane End, Rowland's Castle, West Sussex, PO9

Offers Over: £375,000 Freehold

A pretty Grade II Listed cottage with a rural outlook, yet only 1.4 miles to Rowland's Castle Train Station. NO ONWARD CHAIN.

2 bedrooms, bathroom, sitting room, dining area, kitchen and garden.

EPC Rating: N/A.

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DESCRIPTION

Believed to date from the 19th Century, the property is a very pretty mid-terrace cottage oozing charm and character. The floorplan denotes the layout, but of particular note is the wonderful reception space which consists of a sitting room to the front with a woodburner and an opening leads through to the dining area. The kitchen is towards the rear of the house and from here, a door leads to a bathroom. From the dining area, stairs rise to the first floor landing, off which are two double bedrooms. Outside, from a communal parking area, the cottage is approached across a long sweeping lawn to the front door. To the rear is a patio and an enclosed garden, mainly laid to lawn with a variety of mature borders and there is a timber shed. At the bottom, there is a pedestrian gate.



LOCATION

The property is situated in a semi-rural location with a number of houses known as Dean Lane End, approximately 1.4 miles to the north east of the centre of Rowland's Castle. Rowland's Castle is largely a quiet residential village, with a number of pubs and a few small shops, including a hardware store, a local convenience store, a doctors surgery and primary school. Further amenities can be found in Havant to the south and Petersfield to the north. The house lies towards the edge of The South Downs National Park, renowned for its unspoilt rolling countryside and outdoor pursuits.

Services: Mains electricity and water. Private drainage.

Ref: AB/230084/2

LOCAL AUTHORITY

Chichester District Council.

DIRECTIONS

From Petersfield, proceed south along the A3 towards Portsmouth. After passing Queen Elizabeth Country Park, take the next exit signed to Clanfield and as you leave the slip road, turn almost immediately right to Chalton. As you enter Chalton, proceed round to the right, passing The Red Lion Pub on your right and continue out of the village. After a couple of miles or so and on reaching Finchdean with The George Pub ahead of you, turn right. Proceed under the railway bridge and at a T-Junction, turn left and then immediately left again into a communal parking area.

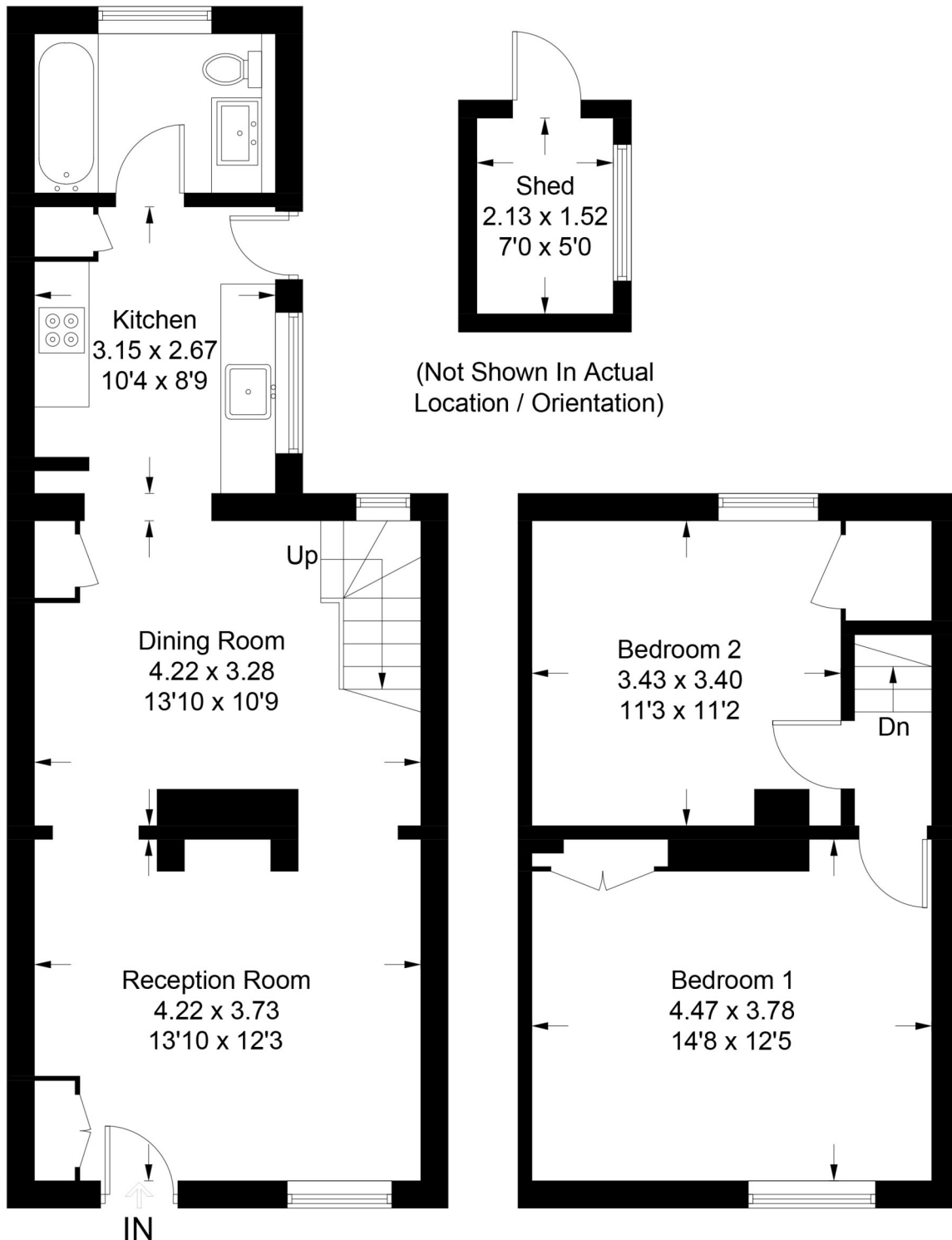


Dean Lane End, PO9

Approximate Gross Internal Area = 77.1 sq m / 830 sq ft

Shed = 3.2 sq m / 34 sq ft

Total = 80.3 sq m / 864 sq ft



Ground Floor

First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

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