Croft Cottage, 12 Dean Lane End, Rowlands Castle, Hampshire PO9 6EJ

Guide Price £429,950 Freehold
Croft Cottage

Delightful Countryside Views

- Unique Period Cottage
- Generous Gardens
- Sought After Rural Location
- Driveway Parking & Garage
- No Onward Chain
- Panoramic Countryside Views

Croft Cottage is a unique and unusual period semi-detached cottage in the sought after Hamlet of Dean Lane End, between Rowlands Castle and Finchdean. The cottage enjoys a quirky first floor sitting room, with a large open fireplace and vaulted ceilings, which takes advantage of the far reaching panoramic countryside views. Sitting in generous gardens, with the added benefit of driveway parking and a single integral garage, the ground floor accommodation briefly comprises a porch and large hall, with a convenient cloakroom, a good sized country style kitchen and dining room, with a delightful cast iron log burning stove in a superb inglenook fireplace. There is also a useful utility room and ground floor family bathroom, with both bath and separate shower, a large conservatory and a useful store, currently used as a wine cellar. On the first floor, in addition to the sitting room, there are two double bedrooms, both with fitted wardrobes. With no onward chain and offering enormous potential to extend and improve, subject to the necessary permissions, this delightful cottage should be seen without delay.
Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

12 Dean Lane End, Rowland's Castle

APPROX. GROSS INTERNAL FLOOR AREA 1548 SQ FT 143.8 SQ METRES (INCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

To arrange a viewing call 01243 377773 View details online at henryadams.co.uk

Residential / Commercial / Rural /Development / Auctions
Location
Dean Lane End is a charming Hamlet, midway between Rowlands Castle and the village of Finchdean. Rowlands Castle village has shops, railway station (London Waterloo) and an 18-hole golf course. Finchdean is ¼ mile away with a local public house. The Cathedral city of Chichester lies approximately eight miles to the east with its renowned Festival Theatre and comprehensive shopping. Emsworth with its sailing, foreshore walks and railway station (London Victoria) lies approximately three miles to the south. The A3M lies a few miles away providing access to Petersfield and London in the north and connects southwards to the A27 coast road.

Directions
From Our office in North Street, proceed north, passing under the rail and road bridges and continue along Horndean Road for approximately 2 miles. Upon reaching the mini roundabout at The Staunton Arms, take the second exit and at the second mini roundabout also take the second exit onto Redhill Road. Proceed down the hill into the village of Rowlands Castle, passing the green and under the railway bridge onto Finchdean Road. Upon reaching Dean Lane End, Croft Cottage is facing the road on the far left hand end of the row of cottages.

30th November 2017