



Coach House



- ▶ **Character Features**
- ▶ **Exposed Beams and Log Burner**
- ▶ **Spacious Family bathroom**
- ▶ **Double Garage & Driveway providing Ample Parking**
- ▶ **Requested Village Location**
- ▶ **Two Reception Rooms**
- ▶ **Fitted Kitchen with View out to the Garden**
- ▶ **Charming Three Bedroom Detached Cottage**
- ▶ **Landscaped Garden**

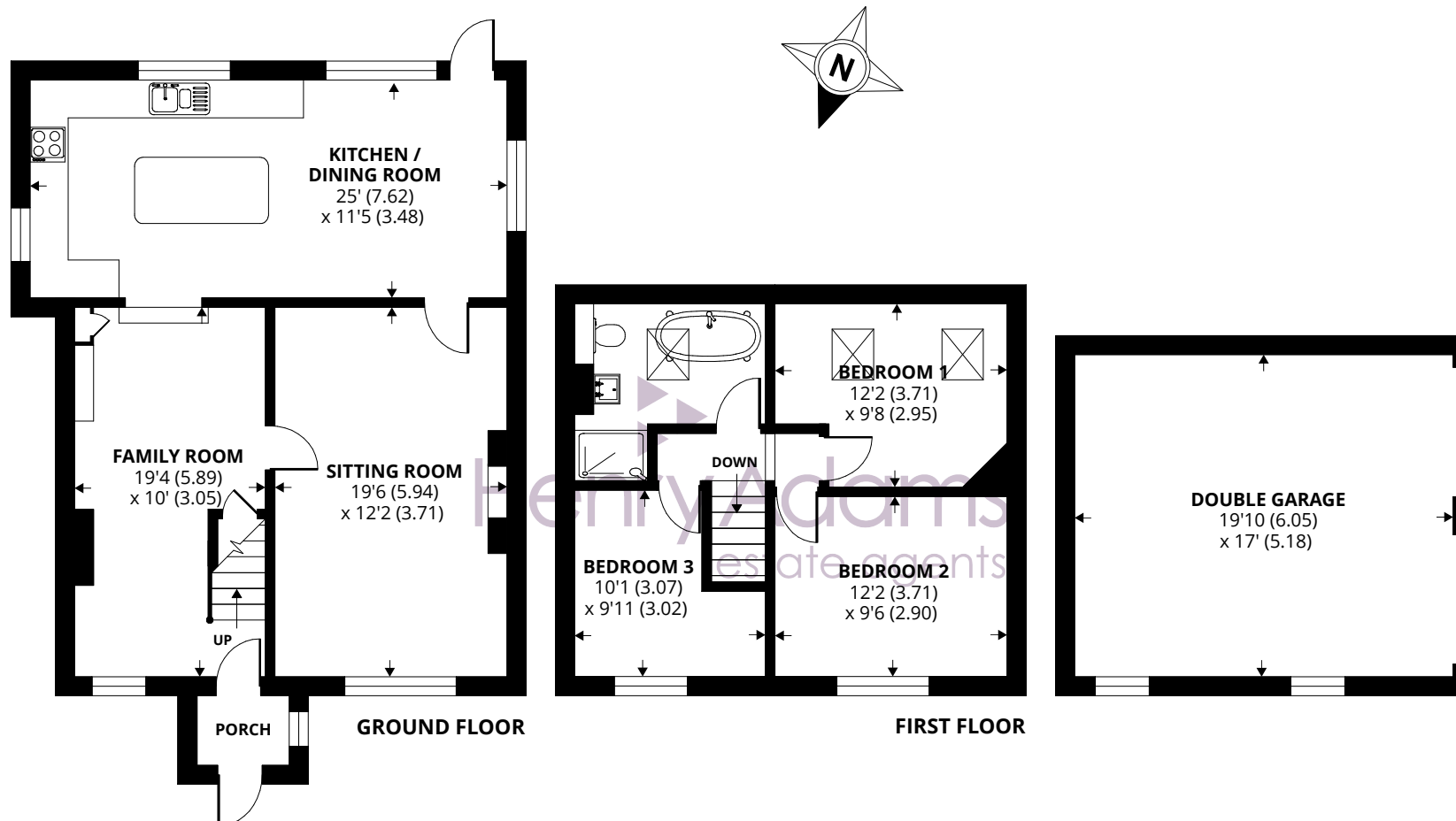
Introducing this charming three-bedroom detached cottage nestled in a sought-after village location, offering a delightful blend of character features and modern convenience.

The property boasts two welcoming reception rooms with exposed beams and a cosy log burner, creating a warm and inviting atmosphere perfect for relaxing or entertaining. The fitted kitchen overlooks the landscaped garden, providing a tranquil setting for preparing meals while enjoying the peaceful surroundings. Upstairs, the spacious family bathroom offers a peaceful retreat for unwinding after a long day.

Outside, this cottage continues to impress with its extensive garden to the front of the property, offering a picturesque setting to enjoy outdoor activities or simply soak up the natural beauty. A private garden to the rear provides a secluded space for al fresco dining or enjoying a morning coffee while listening to the sounds of nature. The double garage and driveway not only offer practical parking solutions for residents and guests alike but also add to the overall charm and functionality of this lovely home.

Whether you're looking to relax in the tranquillity of the landscaped gardens or entertain guests in the spacious reception rooms, this property truly embodies the essence of comfortable and idyllic village living.





Manor Lodge Road, Rowland's Castle

Approximate Area = 1208 sq ft / 112.2 sq m

Double Garage = 337 sq ft / 31.3 sq m

Total = 1545 sq ft / 143.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2024. Produced for Henry Adams. REF: 1120970

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.

Situation

The village of Rowlands Castle lies on the edge of the South Downs National Park in southern Hampshire, 9 miles south of Petersfield and on the border with West Sussex. It is a quiet residential village, with 3 pubs, hardware and general stores and a Post Office. The village also has a surgery with a new modern pharmacy, all within walking distance. Furthermore, Rowlands Castle has a Nursery school and a primary school together with further leisure, dining and shopping amenities for day to day needs. Rowlands Castle station is on the London Waterloo to Portsmouth line. with the renowned Rowlands Castle golf course situated nearby. The A27 and the A3M are approximately 2.5 miles away.

29th April 2024

