



8 Dean Lane End, Rowland's Castle PO9 6EJ

Guide Price £395,000 Freehold

8 Dean Lane End

Finchdean

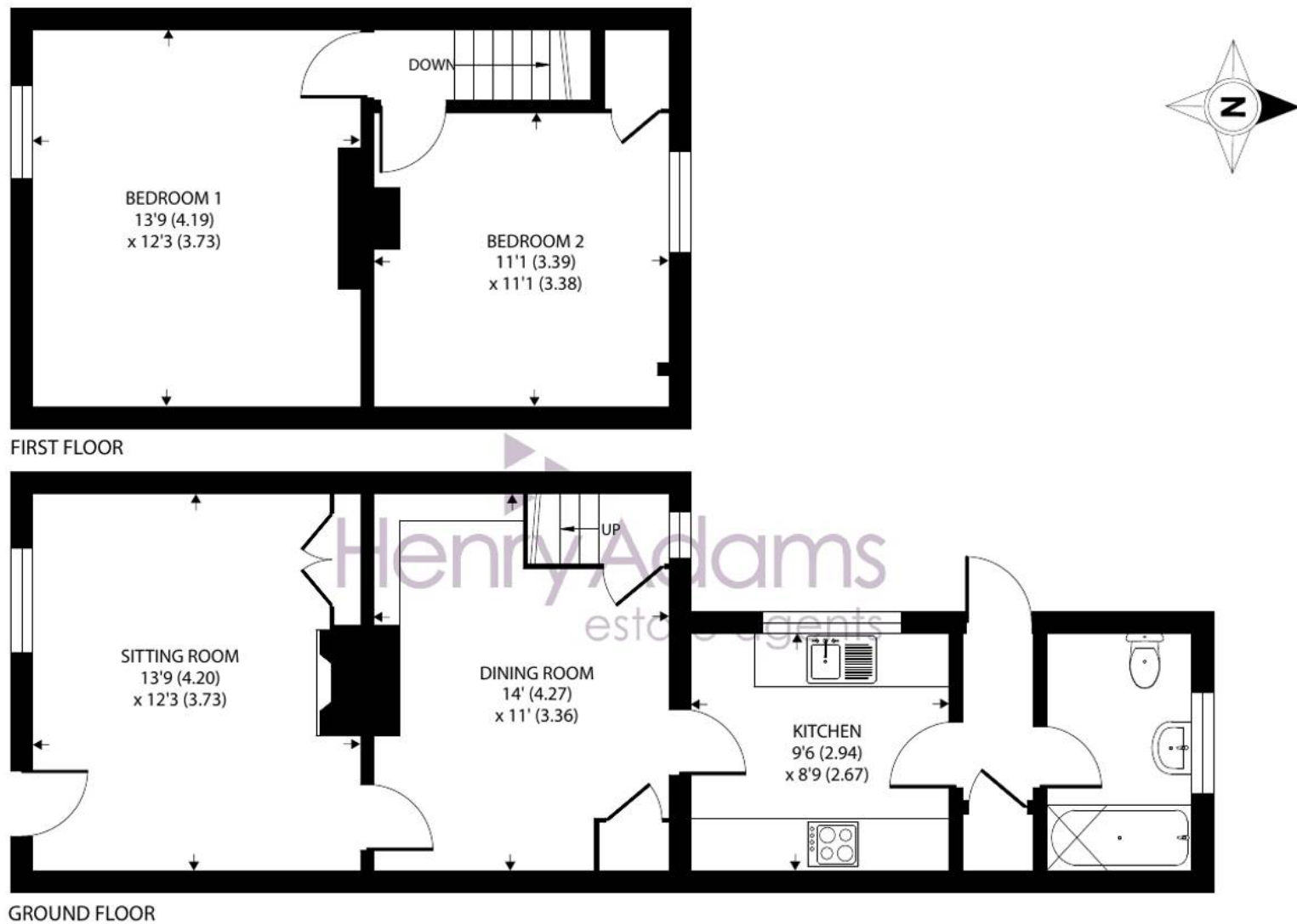
- Grade II Listed Cottage
- Character Features
- Two Double Bedrooms
- Beautiful Countryside Views
- Private Parking
- Front and Enclosed Rear Garden

This enchanting mid-terrace cottage, believed to date from the 19th century, has been sympathetically enhanced to balance period character with modern refinement. Immaculately presented, the home now offers a seamless living experience, with tasteful decoration throughout and a thoughtfully designed kitchen featuring sleek contemporary fittings.

The accommodation is as practical as it is charming. The inviting sitting room, centred around an open fireplace, leads naturally to the dining room. From here, the kitchen extends to the rear, off which lies a well-appointed bathroom. The first floor is accessed via stairs rising from the dining room, leading to a landing that serves two generous double bedrooms, with original windows that add extra charm and provide views over the grounds and beyond.

This is a home of rare character, marrying historic charm with modern comfort, set within gardens that offer both tranquillity and opportunity.





Dean Lane End, Rowlands Castle, PO9

Approximate Area = 841 sq ft / 78.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1357021

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Externally, the property impresses as much as within. To the front, the approach is across a long, gently sweeping lawn, setting the cottage well back from the lane. The rear garden is fully enclosed and framed by mature planting. A gate provides access to a vehicular track serving neighbouring cottages, where private parking for the property is available.

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 $\frac{1}{4}$ 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

Council Tax band: D

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





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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.