



## Wallage Lane, Rowfant, RH10 4NG

Nestled in the charming location of Wallage Lane, Rowfant, this delightful detached bungalow offers a unique blend of character and modern living. Built in 1850, this older-style extended property has been thoughtfully updated, providing a comfortable and inviting home. The bungalow features a spacious reception room that serves as the heart of the home, with open fire place perfect for both relaxation and entertaining.

The property boasts three generously sized double bedrooms, ensuring ample space for family or guests. The modern kitchen and bathroom have been tastefully designed, combining contemporary convenience with the bungalow's traditional charm. Set within its own grounds, the property is approached via a gravel driveway, enhancing its appeal and providing a sense of privacy.

In addition to the main residence, the grounds include a charming log cabin, offering versatile space that could serve as a home office, studio, or additional storage. The location is particularly desirable, with easy access to the bustling towns of Crawley and East Grinstead, making it ideal for those who appreciate both tranquility and convenience.

This bungalow is a rare find in the sought-after area of Rowfant, presenting an excellent opportunity for those seeking a peaceful yet accessible lifestyle. Whether you are looking to settle down or invest, this property is sure to impress with its blend of historical charm and modern amenities.

**£875,000 Freehold**



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- Individual older style 3 Bedroom detached Bungalow
- Addition of Conservatory / Dining Room
- Great semi rural position
- Modern Kitchen & Bathroom
- Large Grounds with lots of privacy
- Open Fire Place to Large Living Room
- Log Cabin for additional accommodation / Home Office

Entrance Hall

Bathroom

Living Room

Outside

21'0" x 12'3" (6.41 x 3.75)

Garden Lodge

Dining Room / Conservatory

Home Office / Sports Bar

11'11" x 9'10" (3.64 x 3.02)

Grounds / Gardens

Kitchen

Driveway

10'11" x 7'3" (3.34 x 2.23)

Bedroom 1

10'9" x 9'1" (3.29 x 2.79)

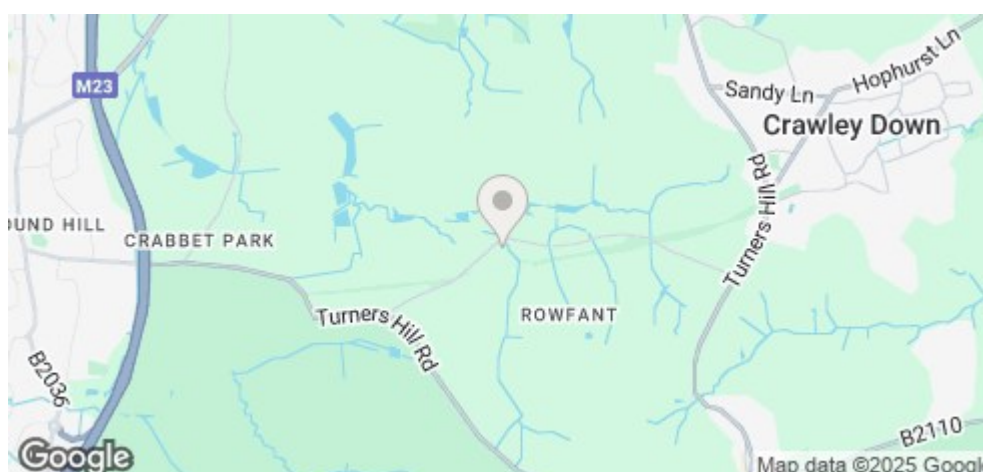
Bedroom 2

9'11" x 9'8" (3.03 x 2.95)

Bedroom 3

11'1" x 8'10" (3.40 x 2.70)

## Council Tax Band: D

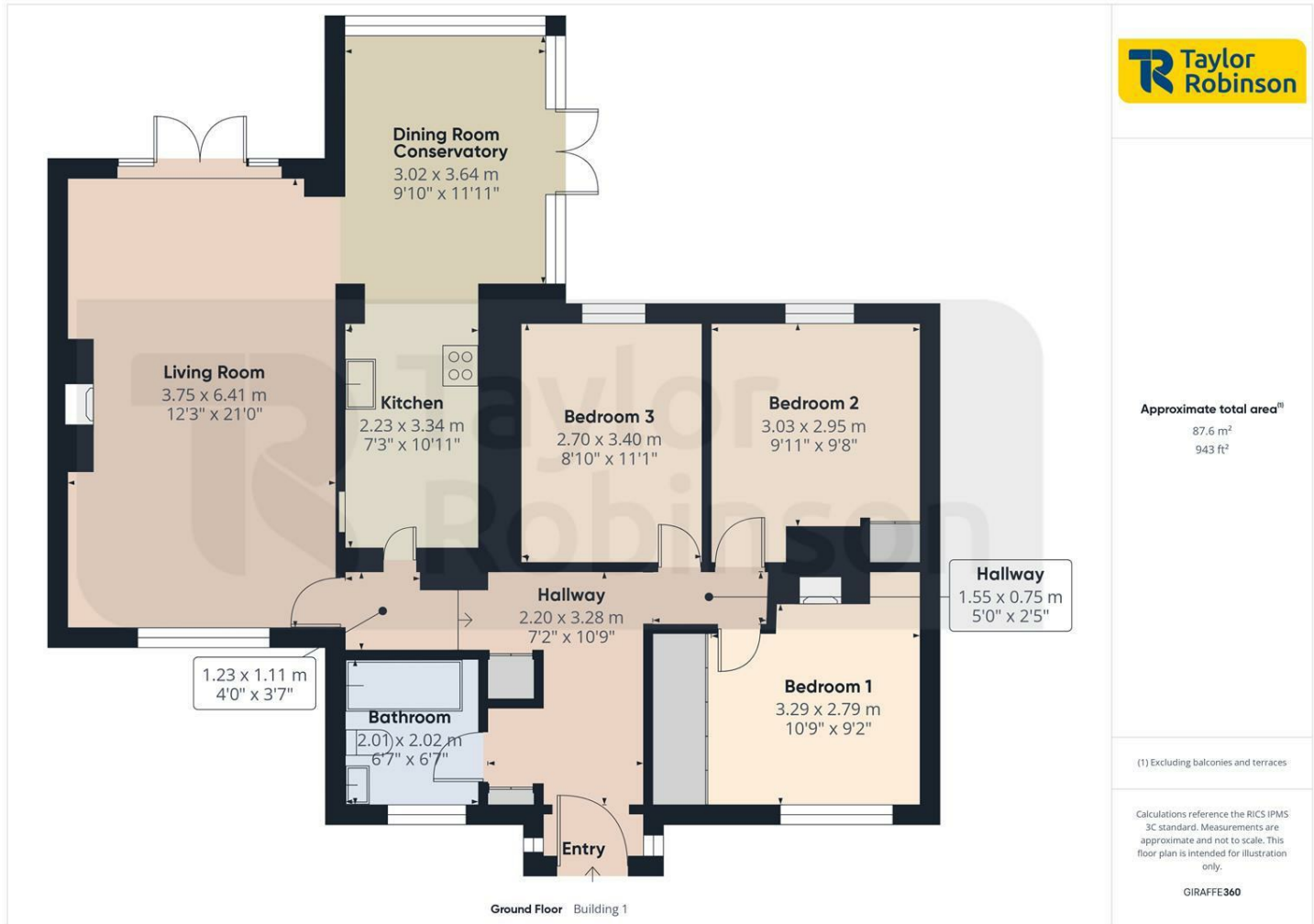








# Floor Plan



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