



## Wallage Lane, Rowfant, RH10 4NG

Tucked away along the picturesque Wallage Lane in the desirable village of Rowfant, this beautifully presented detached period cottage offers a rare opportunity to acquire a character home combining timeless charm with modern comfort.

Originally dating back to 1850, the property has been thoughtfully extended and improved over time, creating a spacious and versatile home ideally suited to modern family living. Approached via a private gravel driveway and set within its own attractive grounds, the cottage enjoys a peaceful and secluded setting.

At the heart of the home is a generous reception room featuring a striking open fireplace, providing a warm and inviting space for both relaxing and entertaining. The property further benefits from a stylish modern kitchen and contemporary bathroom, carefully designed to complement the home's original character.

There are three well-proportioned double bedrooms, all offering excellent natural light and flexible accommodation for families, guests, or home working.

Externally, the gardens provide a wonderful sense of privacy and tranquility, while a charming detached log cabin offers excellent versatility, ideal as a home office, studio, hobby room, or additional storage space.

Perfectly positioned for countryside living whilst remaining conveniently close to the amenities and transport links of Crawley and East Grinstead, this delightful home offers the best of both worlds.

Subject to negotiation - There is further woodland / garden of approximately 5 Acres available to purchase.

**£795,000 Freehold**

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- Individual older style 3 Bedroom detached Period Cottage
- 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 / Utility Room

Entrance Hall  
10'9" x 7'2" (3.28 x 2.20)

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

Dining Room / Conservatory  
11'11" x 9'10" (3.64 x 3.02)

Kitchen  
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)

Bathroom

Outside

Garden Lodge

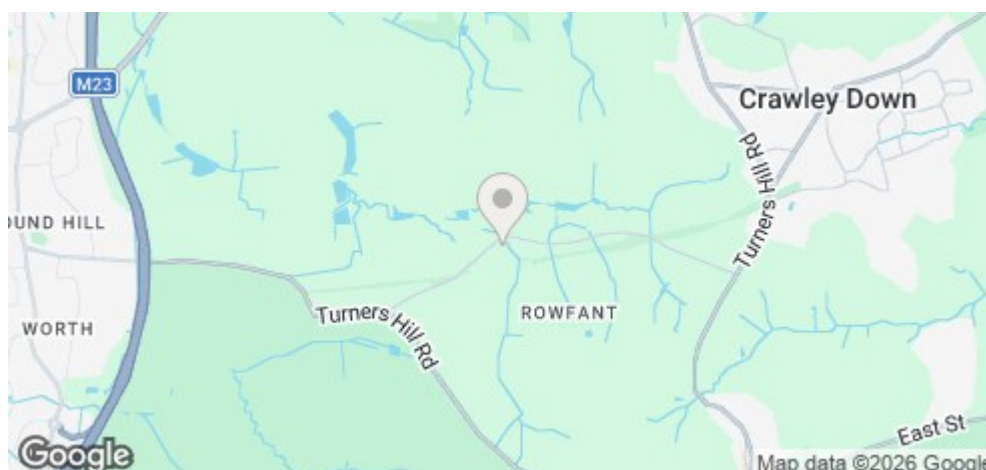
Home Office / Sports Bar

Grounds / Gardens

Driveway

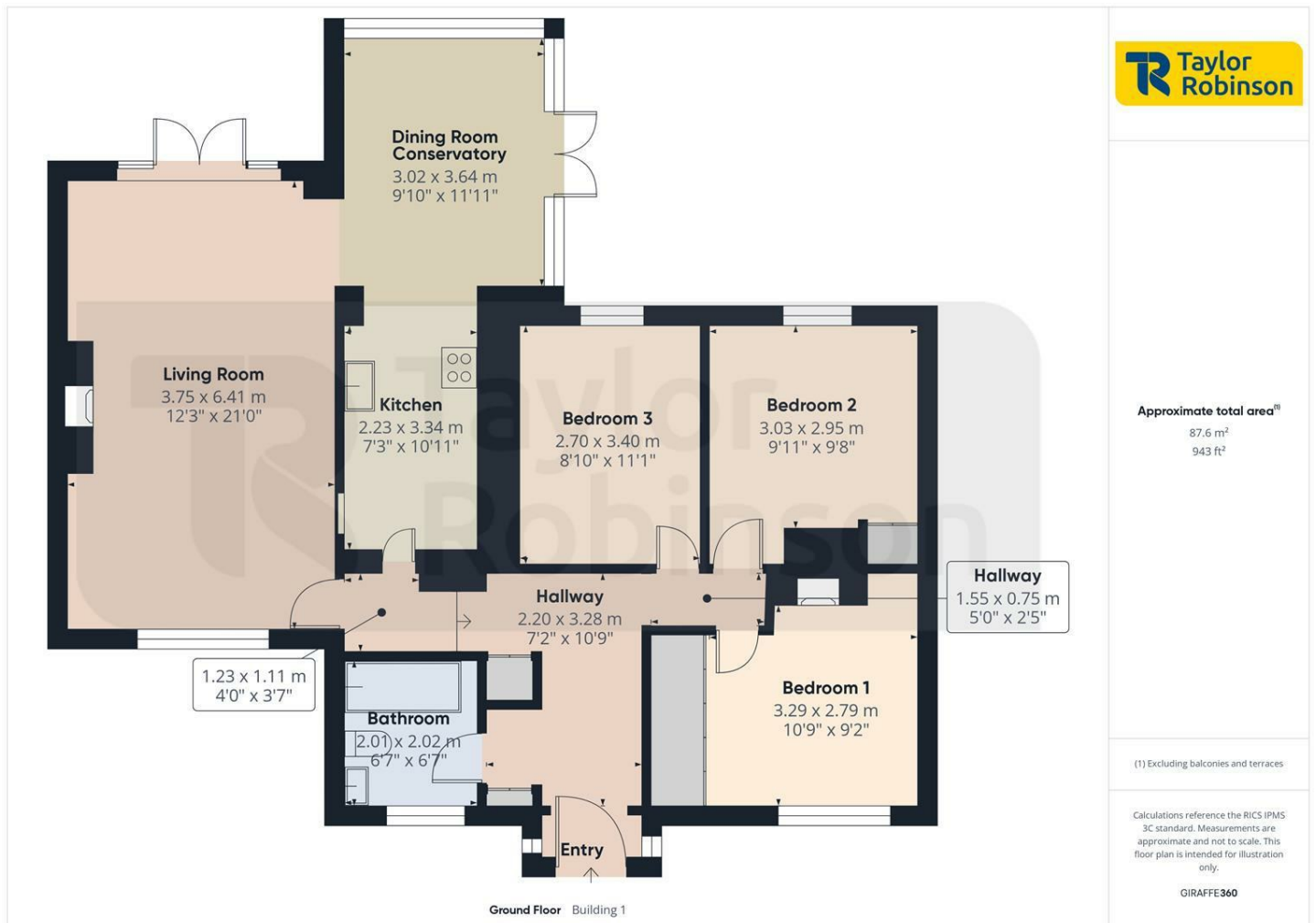
Yew Tree Cottage — An additional approximately 6 a

## Council Tax Band: D





# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	40	
	EU Directive 2002/91/EC	