



Cherry Cottage, Nepcote Lane, Findon Village BN14

Guide Price **£725,000**



Property Type: Chalet

Bedrooms: 4

Bathrooms: 3

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Deceptively Spacious Chalet Bungalow
- Income Generating Annexe
- Three/Four Bedrooms
- Open Plan Kitchen/Diner/Family Room
- Spacious Living Room
- Enchanting Gardens
- Off Road Parking & Garage Store
- Ground Floor Shower Room & Utility
- Countryside Walks Nearby
- Close to Village Amenities

Welcome to Cherry Cottage, a charming and deceptively spacious home located in the highly sought-after Findon Village. Offering a flexible layout and a self-contained annexe, this property is perfectly suited for multi-generational living or those seeking an additional income stream. The property offers a living room and a stunning open-plan kitchen/dining/family room. Set on a corner plot with wraparound gardens, off road parking and close to Village amenities.





INTERNAL

Stepping into the entrance hall, complete with cloak storage and an airing cupboard, you're immediately struck by the impressive double-height ceiling, creating a wonderful sense of space and light. The generous living room enjoys a dual-aspect outlook, with bay windows overlooking the garden, while a log burner provides a warm and inviting focal point for cozy evenings.

At the heart of the home lies the stunning open-plan kitchen, dining, and family area. Designed for modern living, this bright and versatile space benefits from dual-aspect windows, a skylight overhead, and bifold doors opening onto the patio, allowing natural light to pour in throughout the day. The kitchen is fitted with a stylish range of shaker-style units, integrated appliances, space for a fridge/freezer, and a pantry cupboard, breakfast bar for informal seating. There is ample room for a dining table, while the adjoining family area enjoys delightful garden views.

Part of the original garage has been thoughtfully converted to provide a practical utility room with space for laundry appliances and additional storage, along with access to a contemporary ground floor shower room with WC.

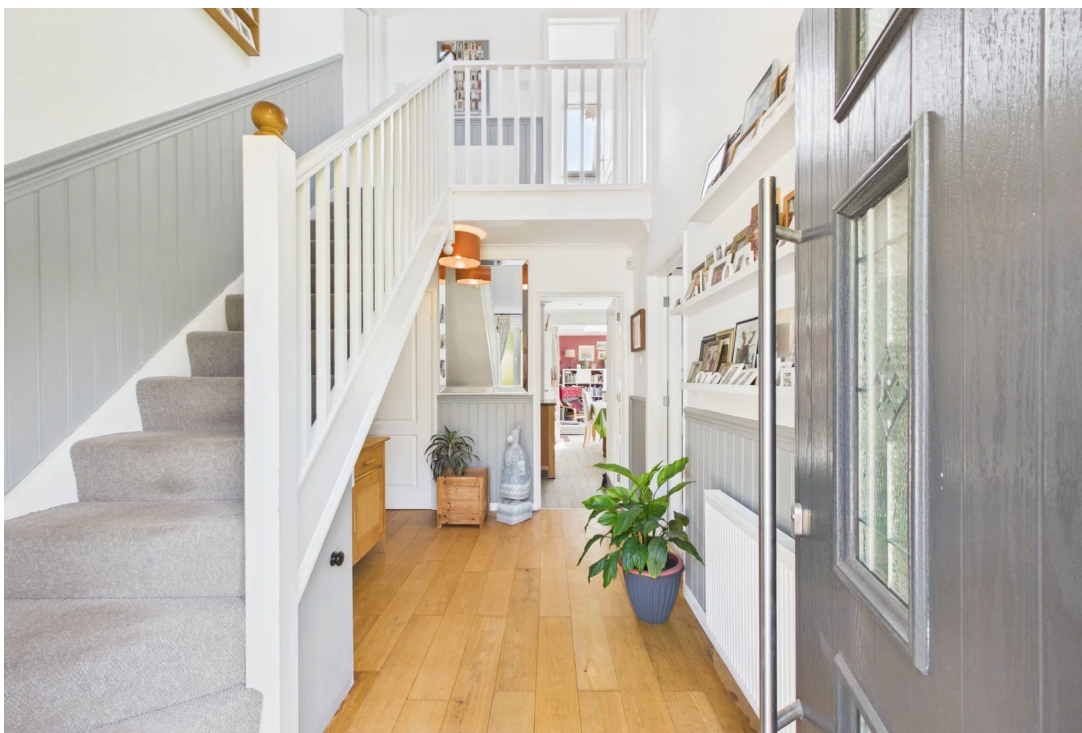
A key feature of Cherry Cottage is the self-contained annexe, currently operating as a successful Airbnb. With a potential annual income of approximately £10,000 and eligibility for the Rent a Room scheme (allowing up to £7,500 tax-free), it offers excellent versatility. The annexe can be fully integrated back into the main home if desired or remain independent, with access from the main hallway as well as its own private entrance. Inside, it offers a bright lounge/dining area opening into a modern kitchen, a well-proportioned double bedroom, and a stylish shower room.

Upstairs, the principal bedroom is a light-filled triple-aspect room with attractive views across the village and bespoke fitted wardrobes. A further bedroom, currently arranged as a home office, provides access to a generous eaves storage area so potential to expand this room. These rooms are served by a modern shower room.

EXTERNAL

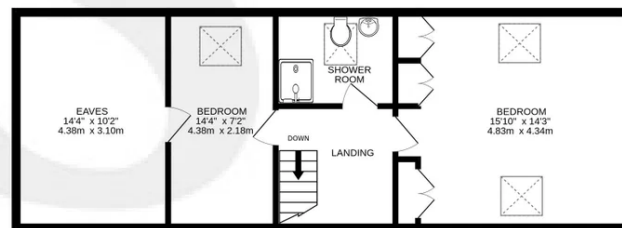
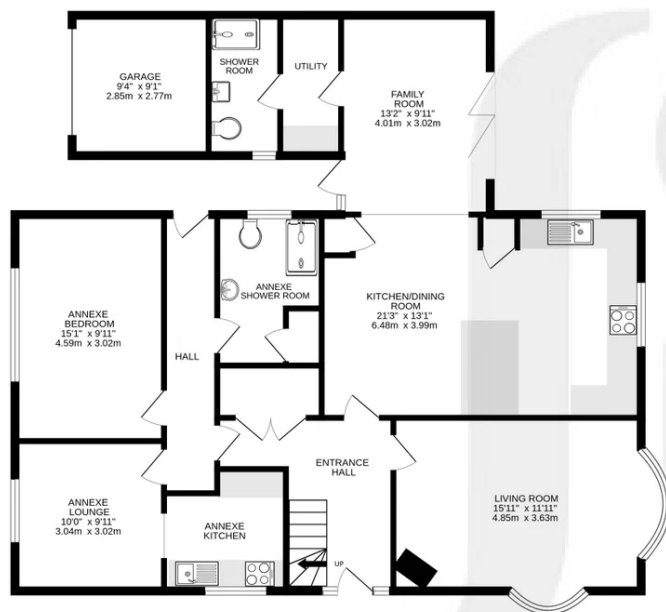
Occupying an attractive corner plot, the delightful wraparound gardens feature lawned areas, a patio which is ideal for entertaining, and a variety of mature shrubs and flowering plants, creating a private and picturesque setting. Three garden sheds offer additional storage solutions.

To the front, the property benefits from a private driveway providing off-road parking, along with a retained section of the garage for storage.

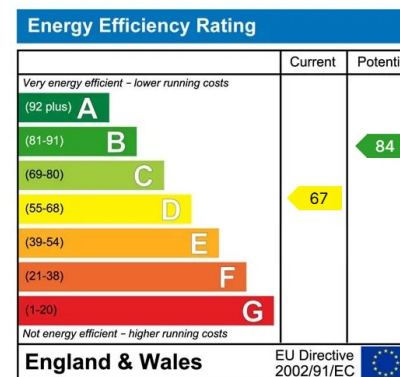


GROUND FLOOR

1ST FLOOR



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