



 **FOWLERS**
ESTATE AGENTS



OFFERS IN EXCESS OF **£600,000**

A character semi-detached country cottage that has been extended over the years and could now give four bedrooms with the minimum of disruption should it be required. The cottage is in the small village of Rowhook with the Chequers Inn, a pleasant country pub nearby. The large village of Cranleigh is very accessible as is the town of Horsham with its more comprehensive amenities and mainline railway station giving access to Gatwick and London. The property in its country situation is enhanced by its tucked away location. The sweeping drive passes the barn and leads to a wide turning circle. The extensive front garden greets you and a long path takes you to the cottage. The individual accommodation makes for a good-sized cottage. Although the possibility of a fourth bedroom exists.



**Front door opening to:
Entrance Hall**
Quarry tiled floor, radiator.

Cloakroom
WC, corner wash hand basin, quarry tiled floor.

Living Room
An expansive room which is large to accommodate a three piece suite and have further areas available for study and dining. Centrepiece fireplace with wood burning stove, two radiators, to one corner being slightly concealed is the turning staircase leading to the first floor.

Dining Room
Radiator. This double aspect room overlooks the garden, and it has a leaded light window and double opening doors leading out to the terrace and garden.

Kitchen
Worksurface with inset single drainer sink unit with mixer tap having base cupboards and drawers under, further worksurface with inset four ring ceramic hob and base cupboards under, space and plumbing for washing machine and dishwasher, space for large fridge/freezer, cooker unit housing double oven with storage above and below, further worksurface with base cupboards under, space and plumbing and recess for tumble dryer, eye-level storage cupboards, quarry tiled floor, door leading to:

Lobby
With additional door leading to outside.

Landing
Access to roof space.

Bedroom One
(This was originally two separate rooms and can easily be returned should it be required).
Radiator.

Bedroom Two
A large room with a double aspect, radiator, part vaulted ceiling.

Bedroom Three
Fitted double wardrobes, radiator.

Bathroom
White suite comprising: panelled bath with mixer tap and mixer shower, curtain and rail, wash hand basin with mixer tap, WC, cupboard, radiator.

Outside
This country cottage is situated in an enviable location being slightly tucked away. At the beginning the approach is shared by a neighbouring property which then leads to a private drive which leads to a turning circle providing parking for numerous vehicles and would make an ideal location for a car barn should it be required (subject to any necessary consents).

Barn
Towards the beginning of the drive is a detached timber barn with a pitched and tiled roof and having approximate measurement of 7.3m x 4.9m.

Gardens
The property is set towards the rear of its generous sized plot allowing for a particularly good-sized area of ground to the front that due to its country location and seclusion makes for a very useable garden. This area of the property has a large expanse of lawn with a winding path leading towards the front door. There are mature hedges on both sides and several mature trees. Towards the front corner is a recently installed water treatment plant. Adjacent the cottage the path widens to form several small patios and there is a cupboard concealing the oil-fired boiler. Side access then passes along the property that in turn leads to rear garden. Adjacent the property is a terrace with a walled surround and several steps leading to an area of lawn with high hedging to two sides. Towards the rear boundary is a post and rail fence that makes the most of the pleasant outlook.



EPC RATING = E



GROUND FLOOR



1ST FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plans contained herein, errors of doors, windows, stairs and any other items are approximate and no responsibility is taken for omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and are not to be relied upon. Please see the agency for further details.



"We'll make you feel at home..."



Managing Director:
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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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