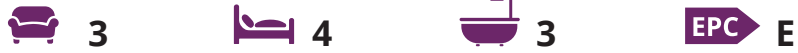






Hawthorns

A beautifully presented four bedroom detached character home situated in the Southdown's National Park.



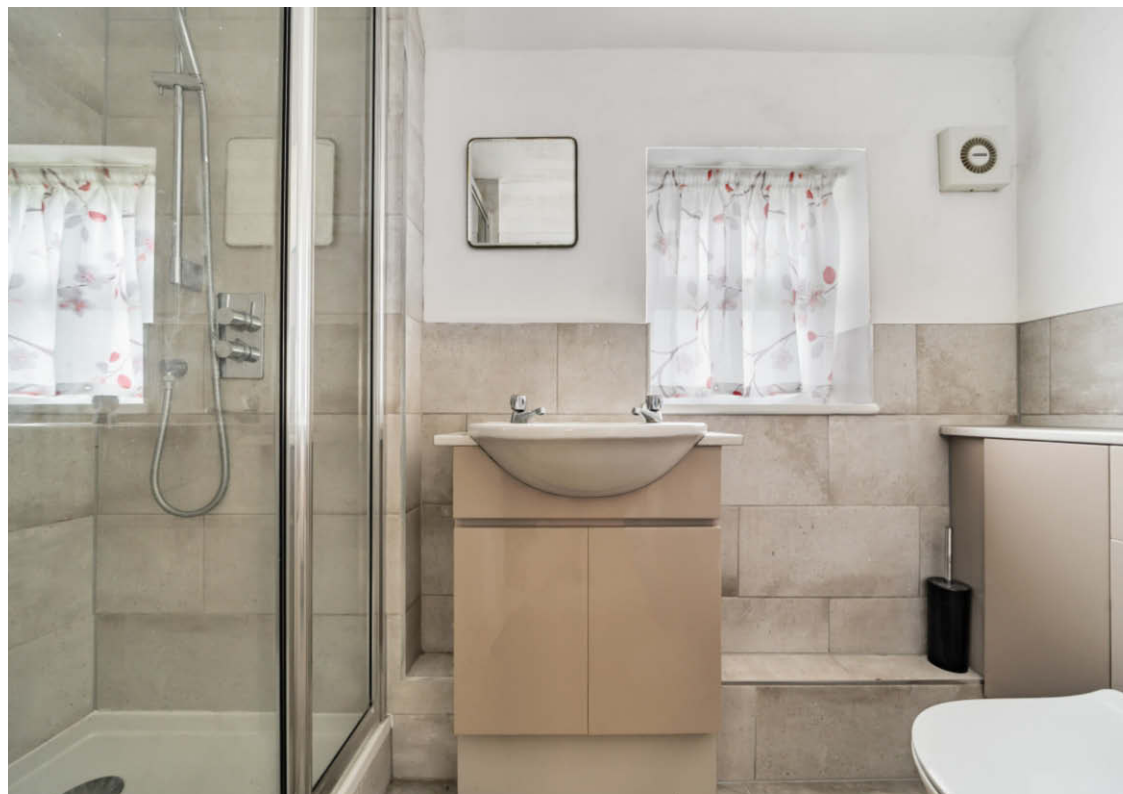
- ▶ **Beautifully Presented Detached Character Home**
- ▶ **Panoramic Views**
- ▶ **Extensive Driveway with Double Garage**
- ▶ **Modern En-suite & Family Bathroom**
- ▶ **Idyllic Location**
- ▶ **Situated on a Substantial Plot Within Southdown's National Park**
- ▶ **Potential to extend STP**
- ▶ **Original Features**
- ▶ **Self Contained Annexe**
- ▶ **Viewing Highly Advised**

A rare opportunity to purchase this detached character home with self a contained annexe situated on a substantial plot within the Southdown's national park. The property dates back to the late 1500's and offers an abundance of original features.

The entrance hall is spacious with stairs leading up to the first floor, door to WC and a door through to the annexe. The annexe has its own private entrance with an excellent size sitting room with a feature bay window, modern shower room and a kitchen with a matching range of wall and base units. The main house a large sitting room with views across the grounds and an original fireplace housing a wood burner. The sitting room leads through to the formal dining area which also benefit's from a wood burner a perfect room for socialising with family and friends. The kitchen breakfast room offers plenty of storage with a matching range of wall and base units, ample worksurfaces, tiled flooring and views across the grounds.

On the first floor there are four excellent size double bedrooms with bedroom one benefitting from a modern en-suite. There is also a family bathroom on the first floor with a separate bath and shower cubicle.

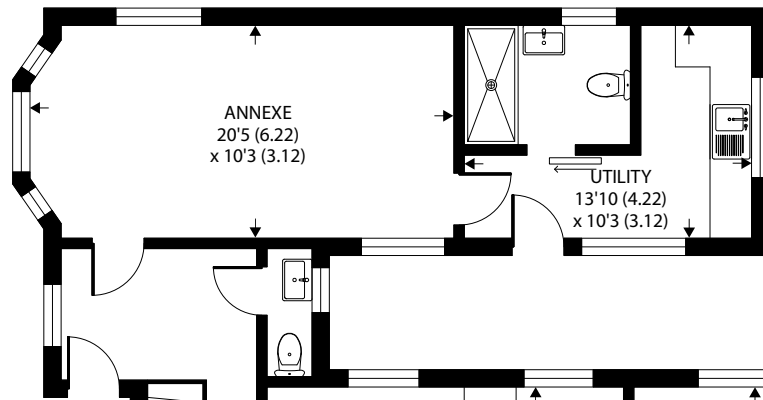




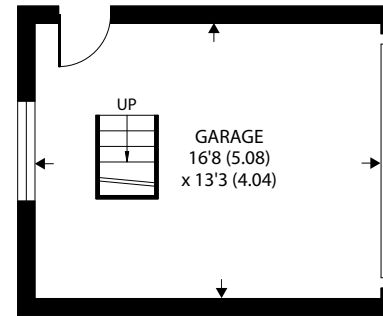




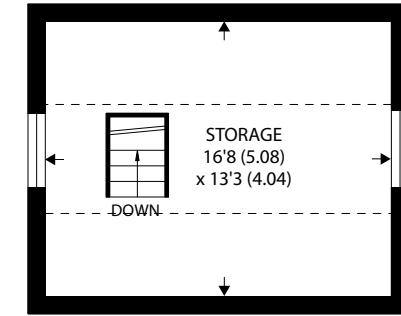
Denotes restricted head height



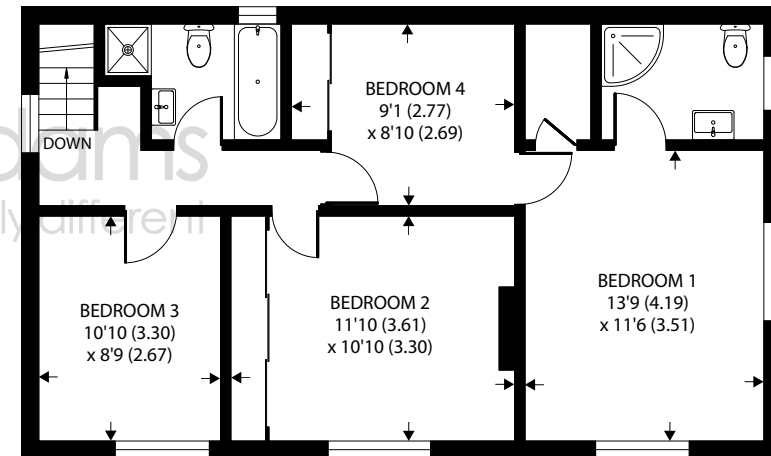
GROUND FLOOR



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



FIRST FLOOR

Hawthorns, Forestside, Rowland's Castle

Approximate Area = 1477 sq ft / 137.2 sq m

Limited Use Area(s) = 134 sq ft / 12.4 sq m

Annexe = 421 sq ft / 39.1 sq m

Garage = 308 sq ft / 28.6 sq m

Total = 2340 sq ft / 217.3 sq m



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Henry Adams. REF: 1040026

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.

Outside

Outside the grounds are truly breath-taking with panoramic views front and rear across the national park. They are mainly laid to lawn, with flower borders, mature shrubs, and private patio areas ideal for enjoying the summer evenings. When approaching the property you are greeted by an extensive gravel driveway offering ample parking leading to the double garage. This property really does need to be viewed so you can truly appreciate its character features, versatile accommodation and idyllic location.

Situation

Located in the rural hamlet of Forestside with far reaching views of the Southdowns National Park, Hawthorns is midway between West Marden and the pretty village of Rowlands Castle - a sought after village with good local shopping and a railway station on the London Waterloo/Portsmouth line.

2nd October 2023



