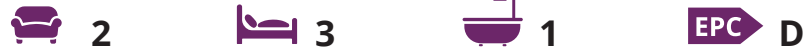






80 Whichers Gate Road

A beautifully presented three bedroom semi-detached character cottage with garage and drive.



- ▶ **Beautifully Presented**
- ▶ **Three Bedroom Semi-detached Character Cottage**
- ▶ **Panoramic Views**
- ▶ **Cloakroom**
- ▶ **Viewing Highly Advised**
- ▶ **Light and Spacious**
- ▶ **Substantial Plot**
- ▶ **Conservatory**
- ▶ **Requested Location**
- ▶ **No Forward Chain**

A rare opportunity to purchase this beautifully presented three bedroom semi-detached cottage situated on a fantastic plot with panoramic views.

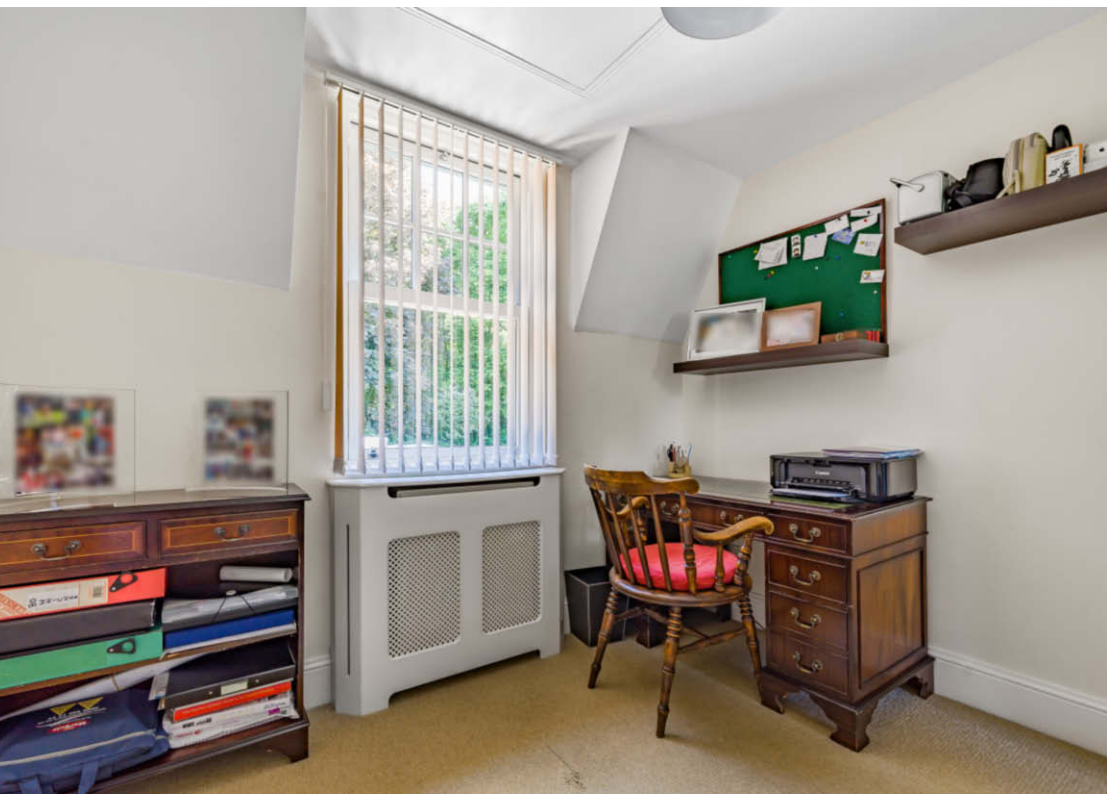
The sitting room is light & spacious with a front elevation double glazed bay window, wooden flooring, storage cupboard and gas fire with feature surround. The kitchen / dining room is an excellent size with a matching range of wall and base units, integrated appliances, wooden flooring, front elevation bay window and door leading out to the garden making it the perfect room for entertaining family and friends. The conservatory is a great addition to the home and spectacular views across the garden.

Upstairs there are three double bedrooms with bedroom one and two benefiting from fitted cupboards. There is also a large modern family bathroom which benefits from bath and separate shower, tiled surrounds and tiled flooring.

Outside the garage is has power and light and is currently also being used as a workshop. The garden certainly has the wow factor and has been beautifully maintained and landscaped by the current owners and consists of patio seating area a great spot for enjoying the summer evenings, flower borders, mature shrubs, laid to lawn, green house, brick built shed, vegetable patch and panoramic views across Stansted Country park. To the front of the property there is a driveway providing ample parking leading to the garage.

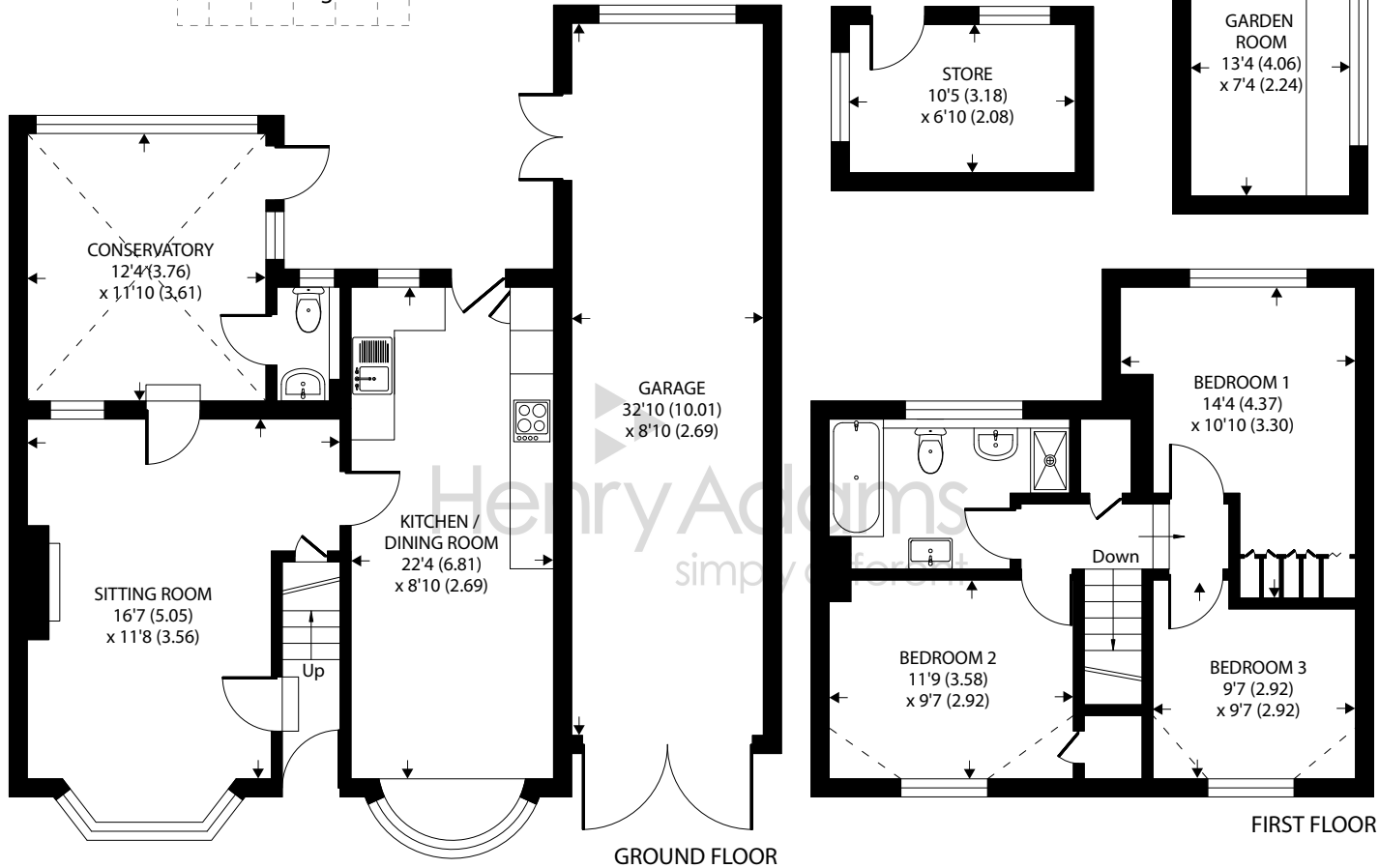








Denotes restricted head height



80 Whichers Gate Road, Rowland's Castle

Approximate Area = 1385 sq ft / 128.6 sq m (includes garage)

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Outbuildings = 169 sq ft / 15.7 sq m

Total = 1582 sq ft / 146.9 sq m

For identification only - Not to scale



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: 989698

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.

Situation

80 Whichers Gate Road is situated on the edge of the popular village of Rowlands Castle, a much-requested village sat on the western side of the Hampshire/West Sussex border and on the fringe of the South Downs National Park. There are plenty of opportunities for rural pursuits nearby with a golf course, tennis club and the Stansted Estate. The village train station offers mainline services from Waterloo to Portsmouth Harbour and sits in an elevated position just to the north of the shopping parade which includes a convenience store, hardware shop, doctors surgery, pharmacy and two pubs. Within a few miles of the property access to London is available via the A3(M). Portsmouth, Southampton and Brighton can be accessed via the A27 and M27, which is approximately 5 miles away.

31st May 2023



