



Binnington Royce
Estate Agents

Pattern Cottage

Finchdean
PO8 0AY

FOR SALE Guide Price £419,000 – Freehold

Location and Setting

Finchdean is a picturesque village located on the fringes of the South Downs National Park on the border of Hampshire and West Sussex. The village offers a local pub and green and is just a few minutes away from the village of Rowlands Castle and its amenities including a lovely local café, several pubs, a few local shops, Village green and golf club, it offers excellent transport links including direct train routes into London Waterloo and Portsmouth and is within close proximity to the A3(M) & A27(M).



Outside Space

A beautifully designed, landscaped courtyard provides a tranquil space to relax and entertain while enjoying the splendid surroundings.



Pattern Cottage

This delightful three double bedroom character cottage is situated in the picturesque village of Finchdean. Pattern cottage forms a part of the beautifully converted 'Old Iron Foundry' in the heart of the village and is just a moments stroll to the nearby village Pub and green.

The property is immaculately presented and well proportioned with a lovely flowing layout, featuring three light and airy double bedrooms, spacious main reception room, dining room, stylish modern Kitchen and a family bathroom. The property also benefits from off street parking with car port and a beautifully designed, landscaped courtyard garden.

Entering the property you are greeted by the central entrance hallway, leading off and into the spacious and inviting main reception room, the room features bay French style patio doors and a fireplace with multi fuel burning stove. Continuing around to the rear of the property and adjoining the main reception room is the dining room. The dining room can be cleverly divided into a separate room with attractive bi folding glass panelled doors. The kitchen is stylish and high spec offering a very good range of matching wall and base units, double wall oven and microwave, inset hob and sink with drainer and boasts integrated appliances including dishwasher, washer/dryer and wine cooler.

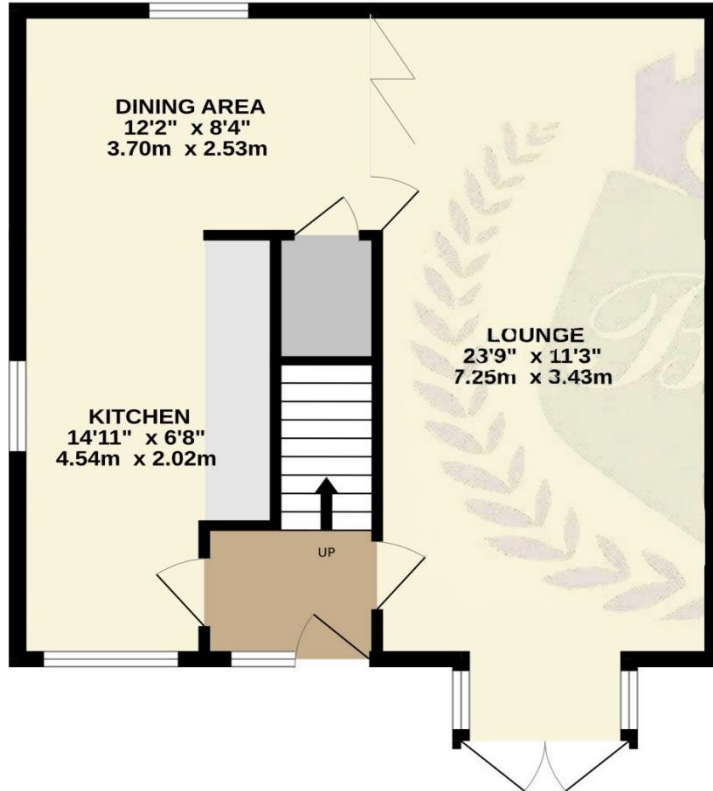
Ascending to the first floor, the principle bedroom is situated at the front of the property, the room is of generous proportions and features a front aspect window enjoying the stunning countryside views beyond. The first floor offers two further light and bright double bedrooms and a charming sizable family bathroom, featuring a rear aspect window, a large bath with shower, WC, basin with vanity area and underfloor heating.

Additional notes: we understand that there is an annual maintenance fee of approximately £1200 payable to Foundry Management Company Ltd.

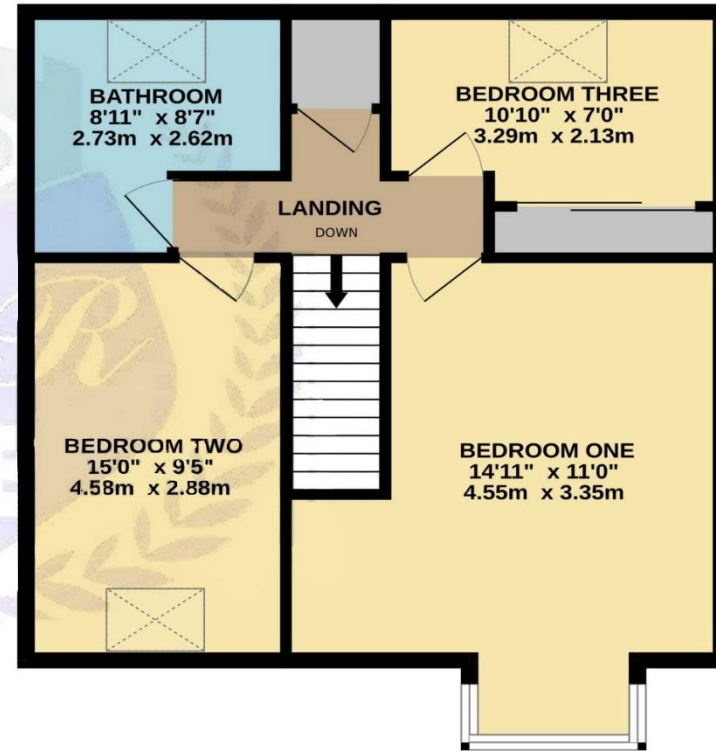




GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1150 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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