



Kish Cottage The Old Iron Foundry, Finchdean PO8 0AY

Guide Price £345,000 Freehold



Kish Cottage The Old Iron Foundry

Finchdean, Waterlooville

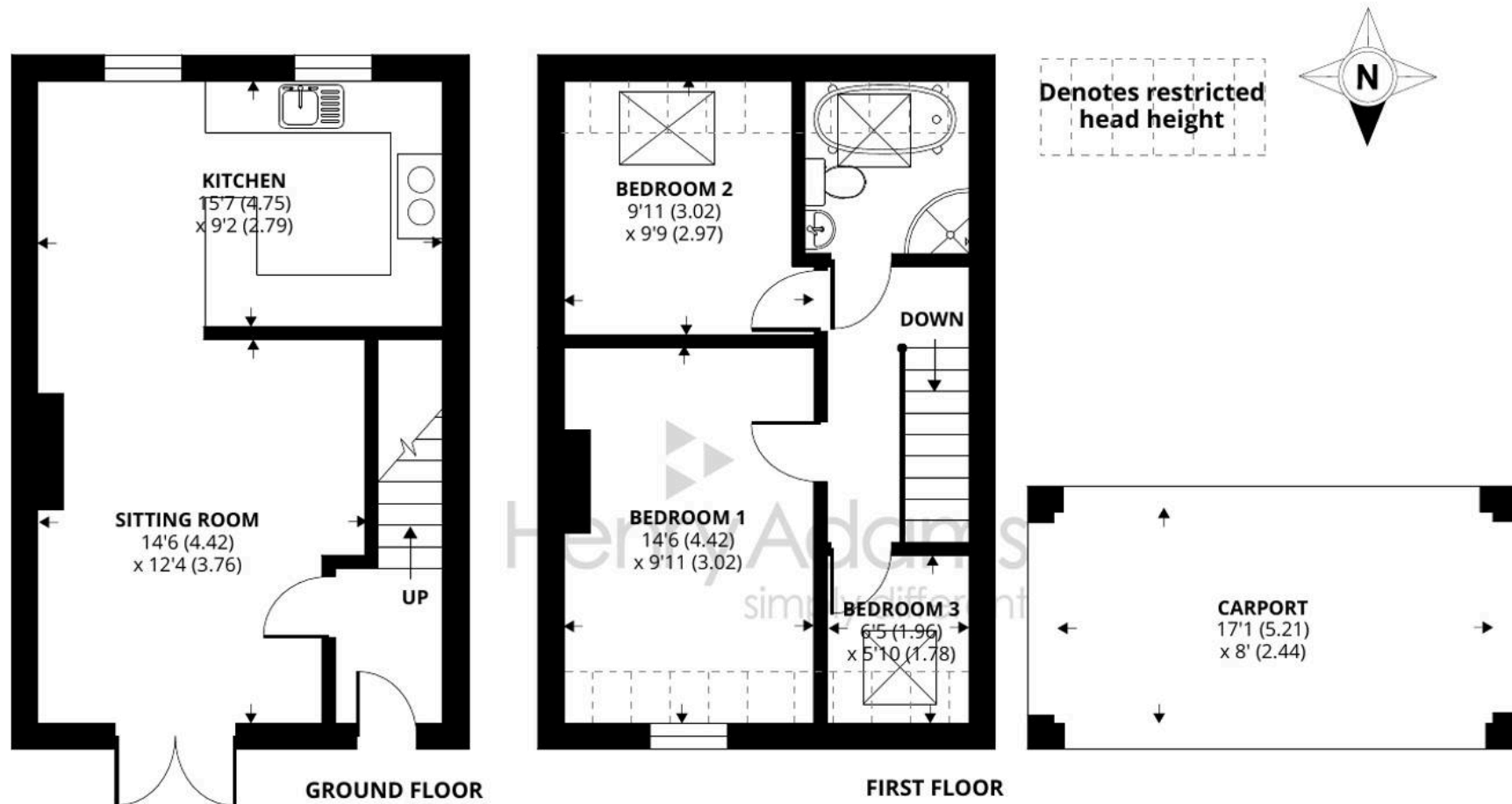
- No Onward Chain
- Village Location
- Modern Fitted Kitchen and Aga
- Three Bedrooms
- Sunny Courtyard Garden
- Private Parking

Chain-free, *Kish Cottage* is a charming and thoughtfully modernised three-bedroom home nestled within the tranquil rural setting of Finchdean, a village celebrated for its welcoming community and picturesque countryside. Offering well-balanced accommodation, the property beautifully fuses traditional character, harking back to its origins as an Iron Maker's cottage, with the comfort and practicality of modern living. It represents an ideal opportunity for those seeking a refined country residence with timeless appeal. The interior has been tastefully updated by the current owner to create a warm and inviting atmosphere. From the welcoming hallway, the layout flows effortlessly into a comfortable sitting room featuring patio doors that open to the front and a log-burning stove. The open-plan design extends to a dedicated dining area and a well-appointed kitchen with oak worktops, a breakfast bar, and the distinctive presence of an AGA.

Upstairs, the accommodation includes two generous double bedrooms and a versatile single room, ideal as a home office or study, all presented with a consistent sense of quality and comfort. The family bathroom has been beautifully finished, complete with a roll-top bath and a separate shower.







Approximate Area = 736 sq ft / 68.4 sq m
 Limited Use Area(s) = 31 sq ft / 2.9 sq m
 Carport = 140 sq ft / 13 sq m
 Total = 876 sq ft / 81.4 sq m

For identification only - Not to scale

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Location

Kish Cottage is situated on a small development of seven homes built on the site of a nineteenth century iron foundry. The hamlet of Finchdean is close to the desirable village of Rowlands Castle. This village straddles the West Sussex and Hampshire borders in the South Downs National Park. There are plenty of opportunities for rural pursuits, including a golf course nearby, tennis club and Stanstead estate for walking. There are 3 pubs, hardware and general stores and a Post Office. The village also has a surgery with a pharmacy, all within walking distance. Furthermore, Rowlands Castle has a Montessori Nursery school and also a primary school together with further leisure, dining and shopping amenities for day to day needs, as well as a mainline rail station on the London to Portsmouth line.

Tenure: Freehold

Communal Fee: £100 Per Month

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E





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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.