



*Binnington Royce*  
Estate Agents

Myrtle Cottage

South Lane, Finchdean

PO8 0AU

## 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

Outside space, the well maintained gardens wrap around the property and adjoin the beautiful neighbouring countryside. The gardens are private and enclosed and features lawned areas, rear courtyard with outhouses and a wonderful array of mature shrubs, trees and delightful flowers.



## *Myrtle Cottage*

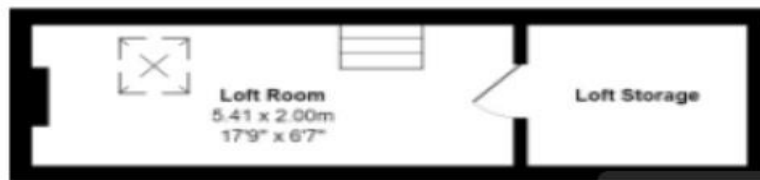
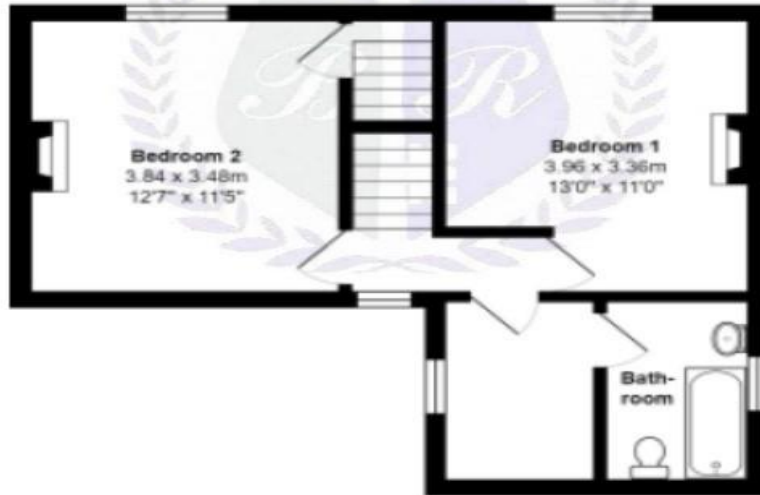
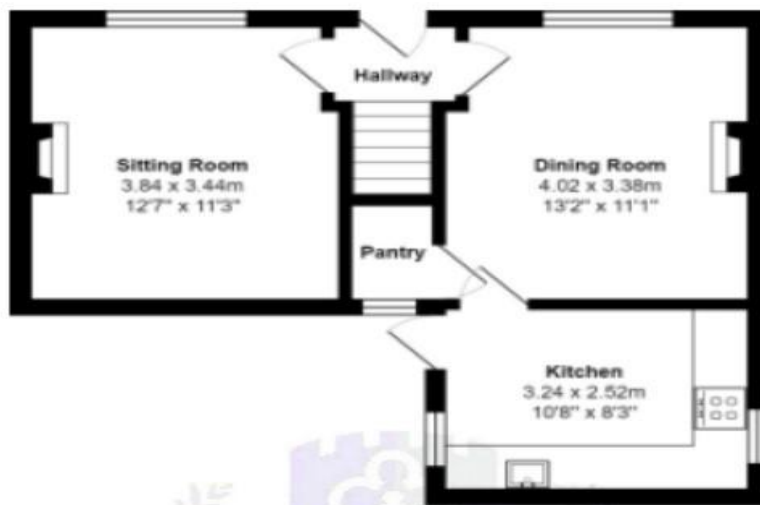
This charming two double bedroom character cottage is situated in the picturesque village of Finchdean. Myrtle Cottage built circa 1883 features a wealth of original features and is located in the heart of the village, just a moments stroll to the nearby village Pub and green.

The property is a real hidden gem with an extremely attractive, double fronted symmetrical façade, spacious and well proportioned rooms, featuring two light and airy double bedrooms, two generously sized reception rooms, modern Kitchen, stylish family bathroom, loft room and a storage room. The property is private and tranquil, enjoying splendid countryside views and beautifully maintained gardens, rear courtyard and outhouses.

Entering the property you are greeted by the central entrance hallway, leading off either side are the reception rooms, both rooms feature front aspect windows, character features, open fireplaces and country style wooden flooring. The kitchen is situated at the rear of the property and benefits from double aspect windows and a side door leading to the rear courtyard. The kitchen is high spec with a good range of white gloss wall and base units, granite worksurfaces, stone flooring, oven, inset hob and sink along with integrated appliances including, Bosch dishwasher and washing machine.

Ascending to the first floor onto the landing, the two double bedrooms are of similar proportions, both rooms are light and spacious and feature wood flooring and front aspect windows enjoying lovely views and beautiful open fireplaces. Leading off the landing and adjoining the bathroom is a bonus storage room with a side aspect window and wood flooring. The stylish family bathroom features a side aspect window, a large bath with high spec shower, modern concealed cistern WC, basin with vanity and tiled flooring. The property's loft space is usable with wooden flooring, Velux window and features a separate eaves storage room.





BAZAART

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	23 F	
1-20	G		



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