



*Binnington Royce*  
Estate Agents

Cockbush Cottages

Woodbury Lane, Emsworth,

PO10 8QN

# FOR SALE Guide Price £1,170,000 – Freehold

## Location and Setting

Location: The property is situated in a picturesque semi-rural location on the outskirts of the prestigious village of Rowlands Castle, it lies on the fringes of the South Downs National Park on the border of Hampshire and West Sussex. Rowlands Castle is a beautiful traditional village with a village green, golf course and golf club, tennis club, several pubs, a lovely café and a few small local shops. It offers excellent transport links, including direct train routes into London Waterloo and Portsmouth and just a five minute drive to the A3.



## Outside Space

The outside space of the property provides the wow factor, with 1.25 acres of marvelous lawned gardens, woodland, delightful paths and trails along with several outbuildings including its very own reconstructions of an iron age round house complete with fire pit areas and a long house structure. A spacious patio area wraps around the rear of the property providing a beautiful setting for alfresco dining and entertaining. A detached two-bedroom chalet style home sits adjacent to the main house and offers fantastic additional living space and business potential.

## *Cockbush Cottages*

This impressive and spacious detached four-bedroom home is set in 1.25 acres of tranquil grounds, gardens and woodland, situated in a picturesque semi-rural location close to the desirable village of Rowlands Castle and the popular coastal town of Emsworth. In addition to the main residence, a two-bedroom detached chalet provides further accommodation for guests, older children or the prospect of income in the form of utilizing as a holiday rental if desired.

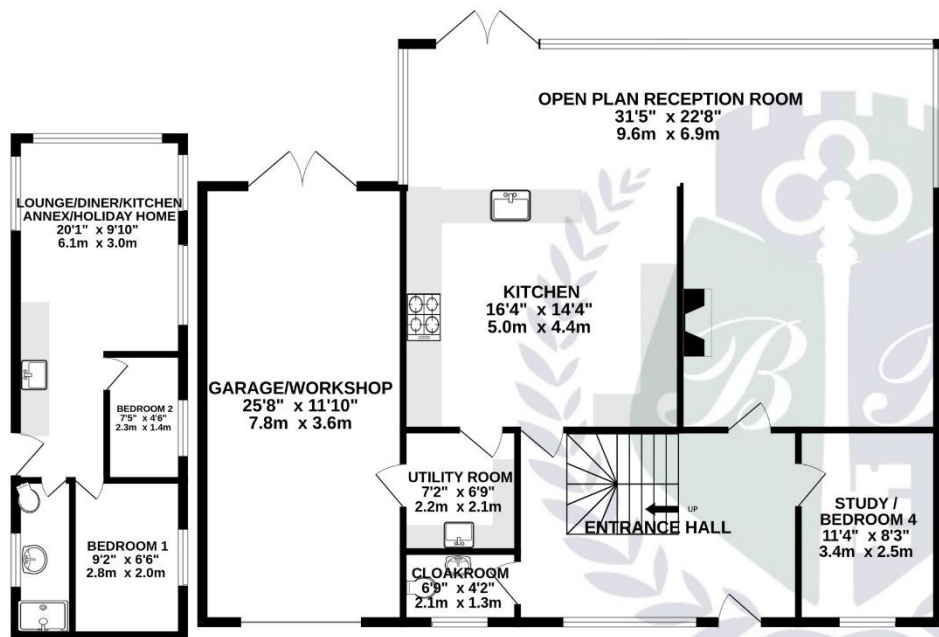
Arriving at the property, a sweeping driveway leads you around to the attractive front façade of property with the large driveway providing ample space for parking multiple vehicles.

Upon entering you are greeted by a welcoming entrance hallway featuring a bespoke u-shaped wooden staircase and floor to ceiling windows allowing an abundance of light to flood in. The flowing ground floor layout of the property provides light and spacious rooms along with a magnificent open plan main reception room located at the heart of the property. The main reception provides fantastic, flexible living areas to accommodate all aspects of modern living and enjoys panoramic windows and double rear aspect patio doors allowing splendid views and access out to the beautiful gardens and the extensive grounds beyond. The open plan reception room includes a relaxing lounge area complete with feature log burning stove, dining area and a beautiful country style kitchen boasting an excellent range of matching wall and base units, a breakfast bar and space and plumbing for all appliances. Also located on the ground floor of the property is a utility room with access from the kitchen and a side external door, a ground floor cloakroom and the fourth bedroom that could be used as a further reception room if required. Ascending to the first floor, an open galleried style landing leads you to the further three bedrooms and the modern family bathroom. All the bedrooms are double rooms with the principal bedroom enjoying double aspect windows soaking up the fantastic views over the grounds and the luxury of a stylish ensuite shower room. The first floor further benefits from a storage room situated between the principal bedroom and bedroom two with access doors from both rooms.

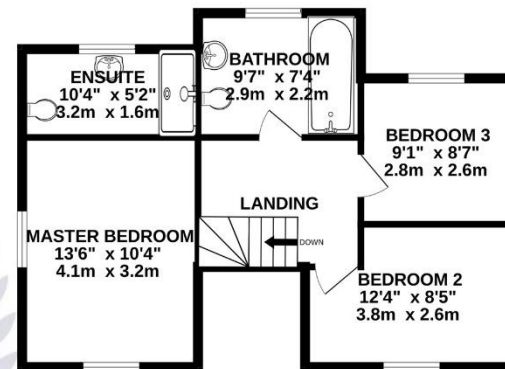




GROUND FLOOR  
1653 sq.ft. (153.6 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 2162 sq.ft. (200.9 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	53 E
21-38	F		
1-20	G		



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