



Orchard Cottage | Rogers Lane | Findon | West Sussex | BN14 ORE

Guide Price **£725,000**





We would love to offer Orchard Cottage, this beautifully presented 1840's home has stunning countryside views, open fires and oak wood flooring. Good sized kitchen/dining room, two double bedrooms, sitting room/bedroom three, triple aspect living room with amazing views, utility room, cloakroom/wc, modern shower room, outbuilding with mezzanine floor, store and car port.



Key features:

- Beautiful Cottage
- Three Double Bedrooms (Sitting Room/Bedroom Three
- Good Sized Living Room
- Large Kitchen/Dining Room
- Modern Shower Room/wc & Cloakroom/wc
- Stunning Countryside Views
- Well Presented Throughout
- Surrounded By Beautiful Gardens
- Flint Outbuildings & Double Carport
- Semi-Rural Location

 3 Bedrooms

 2 Bathrooms

 2 Living Rooms

INTERNAL This property has the most amazing views from every room, whether the gardens, countryside views or the horses in the field. Entering into the porch/garden room with beamed vaulted ceiling and flint tiled flooring. The kitchen/dining room has underfloor heating in the kitchen area and oak wood flooring, good range of base and wall units with integrated butler sink and dishwasher, oil fired Rayburn range cooker is included. The dining area has space for table and chairs with French doors leading to the garden and offers beautiful garden views. The sitting room could be bedroom three and has a brick fireplace with wood burner and opens into a study area. Also on the ground floor the utility room has space for appliances and modern shower room with underfloor heating, double walk in shower with rainfall shower overhead, wc and wash hand basin. On the first floor is a large triple aspect living room with amazing countryside views from every window, an impressive brick corner fireplace with wood burner is an added feature of this room. Bedroom one is a double room with fitted wardrobes, countryside views and freestanding roll top bath. Bedroom two also a double room with fitted wardrobes and the same beautiful views. Also on the first floor the cloakroom has a fitted linen cupboard.

EXTERNAL The gardens do not disappoint at this beautiful home, spanning over three sides with lawned area, several patio areas for seating, a pond, shed and greenhouse as well as a plethora of shrubs and flowers, gravel pathways all the way around against a back drop of the flint wall, the views over Chanctonbury and the South Downs National Park are something else.

Good sized flint outbuilding with mezzanine floor and wc. Also a store cupboard next to the double car port.

SITUATED This property is set back from the road between Findon Valley and Findon Village in a lovely semi-rural area, close to the garden centre and with easy reach of the popular Findon Valley parade of shops with post office, health centre and library or pop into Findon Village for pubs, restaurants and shops. Lovely walks nearby in the South Downs National Park. Close by the A24 & A27 and bus stops.

PORCH/GARDEN ROOM 16'5" x 7'5" (5m x 2.26m)

ENTRANCE HALL 10' 10" x 7' 0" (3.3m x 2.13m)

KITCHEN/DINING ROOM 23' 4" x 11' 4" (7.11m x 3.45m)

SITTING ROOM/BEDROOM THREE 15' 9" x 10' 10" (4.8m x 3.3m)

STUDY AREA 5' 4" x 4' 0" (1.63m x 1.22m)

UTILITY ROOM 9' 5" x 4' 9" (2.87m x 1.45m)

SHOWER ROOM 9' 5" x 5' 6" (2.87m x 1.68m)

FIRST FLOOR

LIVING ROOM 23' 4" x 11' 5" (7.11m x 3.48m)

BEDROOM ONE 15' 9" x 11' 3" (4.8m x 3.43m)

BEDROOM TWO 11' 2" x 9' 4" (3.4m x 2.84m)

CLOAKROOM 6' 7" x 5' 3" (2.01m x 1.6m)

OUTSIDE

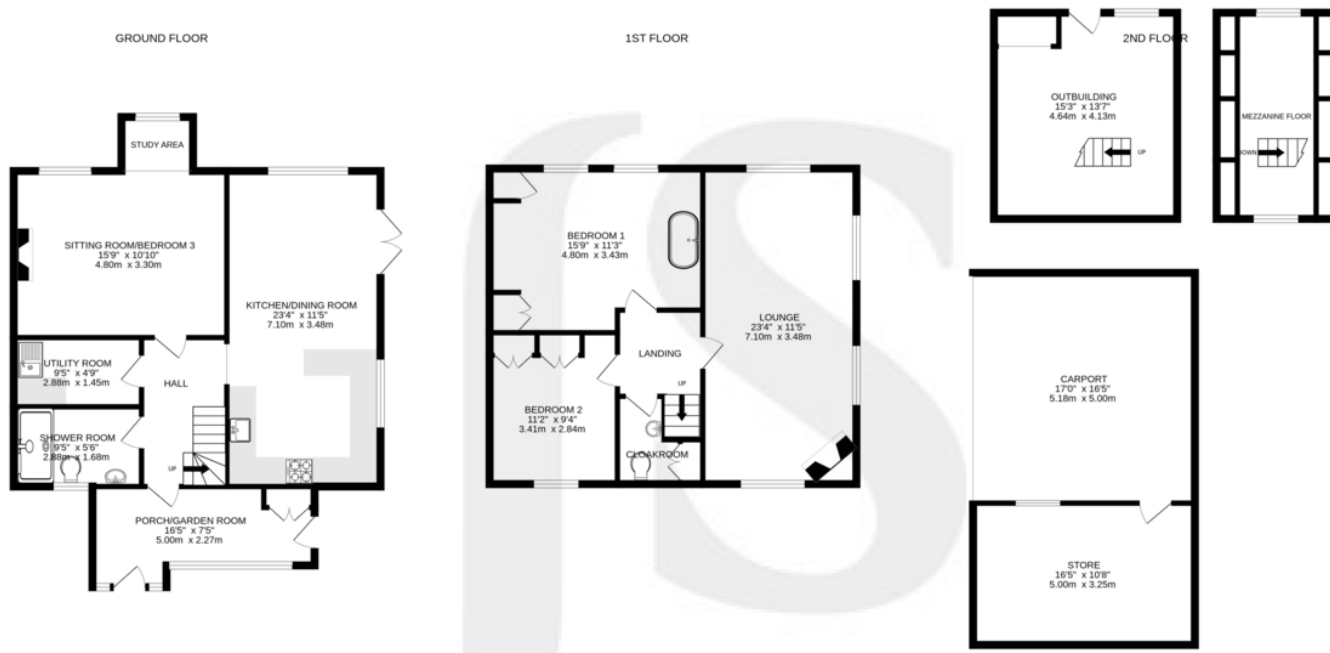
OUTBUILDING 15' 3" x 13' 7" (4.65m x 4.14m)

MEZZANINE FLOOR

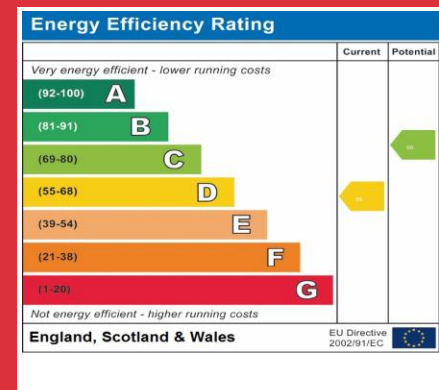
CAR PORT 17' 0" x 16' 5" (5.18m x 5m)

STORE 16' 5" x 10' 6" (5m x 3.2m)





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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Property Details:

Floor Area: 1,345 sq ft (125 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.