




# Thatched Cottage

Finchdean, Waterlooville, Hampshire




# A charming thatched property with a delightful garden, in a peaceful Hampshire hamlet


A beautiful 12th century thatched cottage, set in extensive grounds with outbuildings, and surrounded by idyllic rolling Hampshire countryside. The property features four bedrooms with the potential for five, and plenty of period character, with timber frame, brick and cobbled elevations outside, while inside there are exposed beams, original fireplaces and a splendid modern extension.




**3 RECEPTION ROOMS**




**4/5 BEDROOMS**




**2 BATHROOMS**




**DOUBLE GARAGE OUTBUILDING**




**GARDENS**




**FREEHOLD**



**RURAL/ VILLAGE**



**3,272 SQ FT**



**GUIDE PRICE £1,550,000**



## The property

Thatched Cottage is a charming period home with plenty of character and surprisingly high ceilings for a property of this age. It is set in a peaceful location on the edge of a small hamlet, and yet within easy reach of amenities. Originally comprising two farm workers cottages, the property was converted into a single home and extended to create additional living space.

The ground-floor accommodation includes a light, modern garden room with a vaulted ceiling, exposed oak framing, underfloor heating and full-height windows looking out across the gardens, while the ground floor of the original structure offers two further attractive reception rooms. These include the comfortable sitting room with its grand brick-built inglenook fireplace, which is fitted with a logburner. There is also a formal dining room with a similar fireplace, also fitted with a stove. Both fireplaces features remote back lighting and tiled hearths. Additionally, the 21ft kitchen and breakfast room has tiled flooring, bespoke wooden cabinetry, an electric Aga, a Neff integrated oven, a Quooker tap and space

for a breakfast table, while the adjoining utility room has space for further appliance and storage.

There are two well-presented double bedrooms in the ground-floor extension, both of which benefit from underfloor heating and access to a shower room just across the hallway. Upstairs there are a further two bedrooms, plus an additional spacious room which is currently fitted as a dressing room to the principal bedroom among the ceiling eaves.

The generous principal bedroom enjoys lovely views of the countryside beyond. The family bathroom is also found on the first floor, with its over-bath shower.

















## Outside

The cottage is set in a peaceful rural setting and surrounded by an extensive garden. At the entrance, a five-bar wooden gate opens onto a block-paved driveway, with plenty of parking space and access to the detached double carport. The garden is mostly at the front, with a sunny south-facing aspect, and features rolling lawns, dotted with mature trees and established shrubs and hedgerows. There are sunny patio areas at both sides of the house, providing plenty of space for al fresco dining, while there is also a sheltered barbecue area with worktop space for food preparation

Further outbuildings include a shed fitted with a water softener unit, a workshop with electrical connection, and a stable door, a store room and a tack room with an outdoor WC. Security features include outside CCTV and an independent alarm system for the barbecue area.

## Location

The property lies in a rural setting just outside the tiny hamlet of Finchdean, opposite a woodland area and surrounded by beautiful rolling countryside. There is a charming village pub, popular with locals, walkers and cyclists and a local church. It is within easy reach of the large village of Horndean to the east and the towns of Havant and Waterlooville.

Rowlands Castle offers several everyday facilities including a village hall, a pharmacy and a local shop. Three miles away, Horndean has a variety of amenities, including local shops, a large supermarket, two primary schools and a secondary school.

The A3(M) and the A27 provide each access to Portsmouth and the Cathedral City of Chichester, where there are excellent shopping, leisure and cultural facilities including the renowned Festival Theatre. Rail services are also available from Havant, with services to London Waterloo taking approximately an hour and a half.

## Distances

- Horndean 2.9 miles
- Waterlooville 4.4 miles
- Havant 4.4 miles
- Chichester 11.0 miles
- Portsmouth 12.8 miles
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## Nearby Stations

- Rowlands Castle Station
- Petersfield Station

## Key Locations

- Queen Elizabeth Country Park
- Butser Ancient Farm
- Staunton Country Park
- South Downs National Park
- Portchester Castle
- Fort Nelson (Royal Armouries)
- Petersfield Museum and Art Gallery

- Fishbourne Roman Palace
- Chichester Cathedral
- Weald and Downland Living Museum

## Nearby Schools

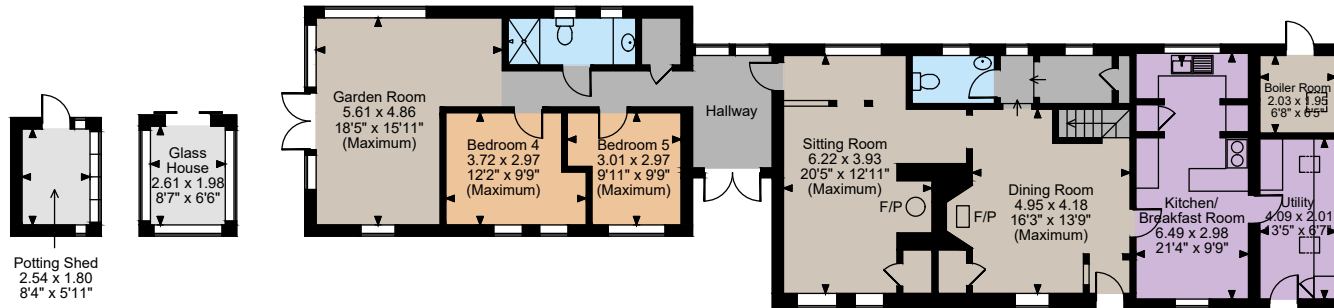
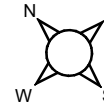
- Ditcham Park School
- Kingscourt School
- Churcher's College Junior School
- Boundary Oak School
- Churcher's College



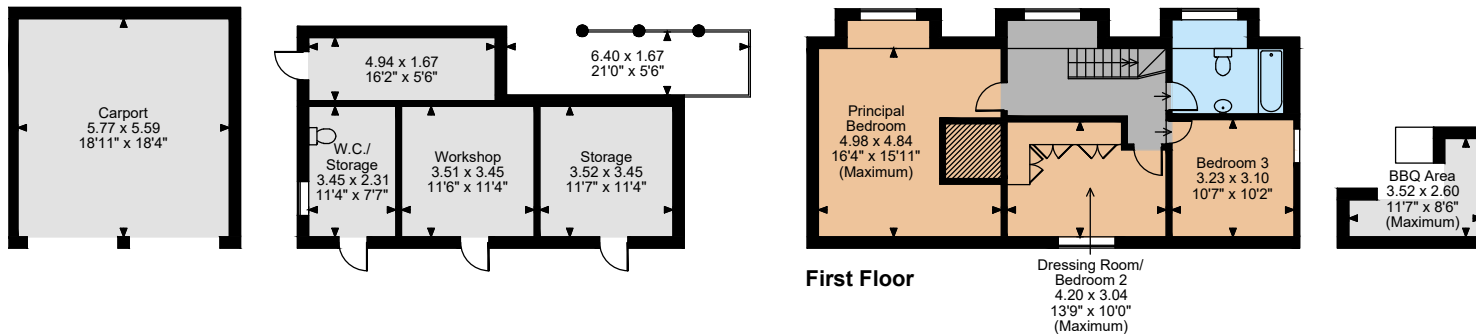








Ground Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

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## Floorplans

Main house internal area 2,311 sq ft (215 sq m)

Car Port internal area 347 sq ft (32 sq m)

Outbuildings internal area 614 sq ft (57 sq m)

Total internal area 3,272 sq ft (304 sq m)

For identification purposes only.

## Directions

PO8 0AZ

///what3words: ///perused.quiz.gestures - brings you to the driveway

## General

Local Authority: East Hampshire District Council

**Services:** Mains electricity and water. Private drainage. We understand that the private drainage at this property does comply with the relevant regulations. Further information is being sought.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: F

Tenure: Freehold

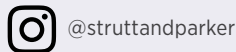
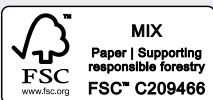
**Wayleaves and Easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Chichester

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