



Stansted Park, Rowlands Castle, Nr Emsworth / Portsmouth, Hampshire  
£1,850 pcm excl



A rare opportunity to rent this stunning, recently refurbished, detached Cottage in the most wonderfully scenic and private location on the Stanstead Park Estate



**Term:** 12 months with the possibility of renewal  
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

**Bedrooms – 3**

**Summary of Accommodation:**

Wonderful Location on the Stansted Park Estate  
Detached Cottage  
Dual Aspect Kitchen/Dining /Sitting Area  
Garden Room  
Snug/Office  
Utility Room with W.C  
Three Bedrooms  
Modern Bathroom with Shower over Bath  
Separate Annexe  
Wraparound Garden  
Driveway Parking

**Description:**

A rare opportunity to rent this stunning, recently refurbished, detached cottage in the most wonderfully scenic and private location on the Stansted Park Estate.

As you enter the property you are met with an office/snug with feature fireplace on the left, there is a utility room with W.C and garden access to the right. Further down the sisal floored hall, a dual aspect, open plan kitchen/dining/sitting area which has a working fireplace, leading through into a large garden room which provides wonderful additional living space.

The first floor provides three bedrooms, two of which have inbuilt storage and the third with feature Victorian style fireplace. A modern bathroom with shower over bath completes the first floor accommodation.

**Outside:**

A wraparound garden, laid mostly to lawn includes an annexe at the far end, which has two rooms and a separate W.C, providing useful additional accommodation for guests or as an office. A driveway

provides plenty of off road parking.

**A kitchenette and shower can be installed in the annexe – by separate negotiation**

**Situation:**

Located in the South Downs National Park you will be hard pressed to find a property in more picturesque surroundings. Stansted Park is near the City of Chichester, West Sussex. It lies within the parish of Stoughton, near the village of Rowlands Castle over the border in Hampshire.

There is an abundance of local walks and the village has a vibrant community with local school, post office, shops, village hall, golf club and societies. With easy access to the M27 and A3, this property enjoys a rural location while at the same time, fantastic commuting links.

Mileages (approximate) 2.3 miles to Rowlands Castle Train Station. 3 miles to Emsworth train station. 21.3 miles to Southampton airport. Portsmouth 10 miles. South Coast 3 miles. Petersfield 10 miles. Chichester 8 miles.

**Local Authority:** Chichester District Council Band E

**Availability:** NOW

**White Goods: None Provided** – Positions for cooker & hob, washing machine, dishwasher & fridge/freezer

**Heating:** Oil Fired central heating

**Drainage:** Private

**Curtains:** To principal rooms

**Flooring:** Carpets/Exposed Wood Floors/Tiles

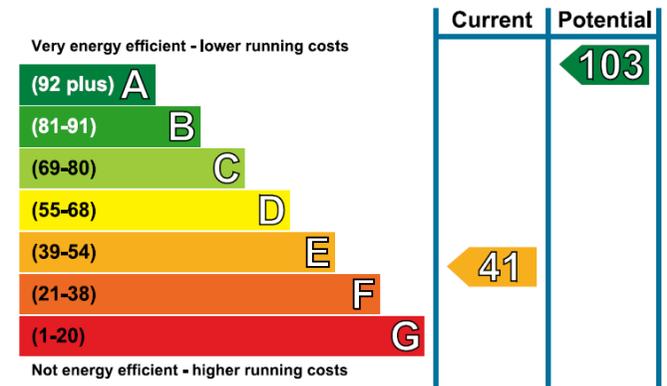
**Broadband availability:** Check with your provider

**Mobile phone reception:** Check with your provider

**Pets:** Considered

**Gardening:** Tenant responsibility

**Energy Efficiency Rating**



**Viewing:**

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy. Tel: 02392 632275 Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

**Admin fee:** £300 Incl VAT for 1-2 people. Other fees may apply – please contact The Country House Company for further details.

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