



Woodcut, Forestside, Rowland's Castle, Hampshire

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Woodcut, Forestside, Hampshire, PO9 6EQ

An attractive 4/5 bedroom semi-rural residence, with a wooded backdrop and glorious outlook over farmland

Rowlands Castle train station 1.9 miles, A3(M) 3.8 miles, A27 5.6 miles, Chichester 10 miles, Petersfield 12 miles, Portsmouth 12 miles, Guildford 35 miles, Gatwick 57 miles, Heathrow 59 miles, Central London 67 miles

Reception hall | Drawing room | Family/sitting room/bedroom 5 | Breakfast/dining room
Kitchen | Shower room | 4 Bedrooms, 1 en suite
Family bathroom | 1st Floor sitting room/study
Garden store | Garden | EPC rating D

The property

Set within the South Downs National Park, and with a part cedar clad façade, Woodcut has been adeptly enhanced to provide 2135 sq. ft of light, airy and versatile accommodation arranged over two levels.

Perfectly suited to modern family lifestyles, the property offers two reception rooms currently presenting as a generously proportioned drawing room with log-burner and French doors to the paved terrace, and a family/sitting room providing an alternative relaxed space for downtime. The breakfast/dining room, with its picture window and access to the garden, is adjacent to the kitchen and is connected to water and gas, should one wish to create an open-plan dining/kitchen space. With a cream Aga stove at its heart, the kitchen is fitted with contemporary cabinetry, integrated appliances and a wooden work surface. Completing the ground floor accommodation is a useful shower room.

Two stairways rise to the first floor rooms which occupy two independent portions of the home. The staircase from the reception hall leads up to a roomy landing which gives access to

three bedrooms and a well-appointed family bathroom. The oak staircase from the dining area rises a characterful upper level sitting room/study which features a part-vaulted ceiling and angled window. The adjacent en suite bedroom benefits from French doors to a Juliette balcony with open countryside vistas.

Outside

Woodcut is approached via a gravelled driveway at the front which provides parking and gives access to the integral garage.

Extensive gardens extend to over half an acre, with beautiful views over fields at the rear boundary. A paved terrace spans the back of the house offering opportunities for al fresco dining and relaxation and a pond filled with aquatic plants. The lawn is interspersed with mature and specimen trees with a walkway extending to the far margin of the plot offering a meandering journey around the garden and a secluded adventure playground for children.

Location

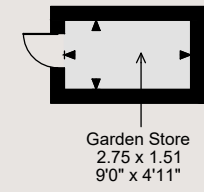
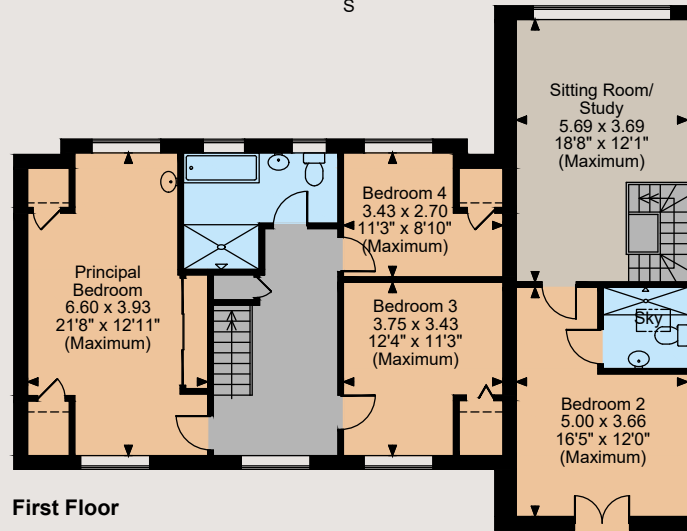
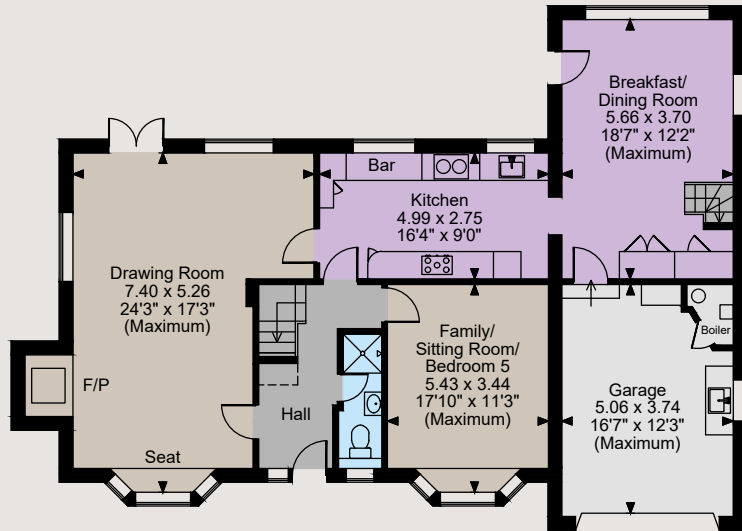
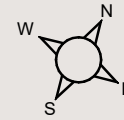
The rural hamlet of Forestside is on the north-west fringe of Stansted House, an Edwardian mansion set in 1800 acres of parkland, well known for its garden show, outdoor theatre and concerts, afternoon cream teas, garden centre and farm shop.

To the south is the harbourside market town of Emsworth with a range of individual shops and restaurants. For water sports enthusiasts the harbour waters of The Solent have a number of sailing clubs, including Chichester, Bosham and Itchenor. Rowlands Castle offers amenities including a village shop, medical surgery, public houses, and railway station. The cathedral city of Chichester is easily accessible to the east, and Petersfield to the north also offers a good range of independent shopping and amenities, along with a Lido swimming pool. Train services from Rowlands Castle (via Petersfield) reach London Waterloo in 1 hour 28 minutes, and there are many well regarded schools for all ages in the vicinity.





Main house internal area 2,135 sq ft (198 sq m)
 Garage internal area 204 sq ft (19 sq m)
 Outbuilding internal area 45 sq ft (4 sq m)
 Total internal area 2,384 sq ft (221 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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Directions

Leave Chichester on the B2146, Funtington Road, passing through East Ashling, Funtington and Aldsworth. Turn right into Emsworth Common Road and bear right into Broad Walk. At the end turn right into Forestside and the property will be found on the left hand side.

General

Local Authority: Chichester District Council
Services: Mains electricity and water. Calor gas, Superfast broadband.
 Private drainage. We understand that the private drainage may not comply with the relevant regulations. Further information is being sought.
Council Tax: Band F
Tenure: Freehold
Guide Price: £1,100,000
Agents Note: Please note the property comprises three separate titles.

Chichester office

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