



Rotheroak, School Lane, Stedham GU29 0NZ

Offers In The Region Of £810,000





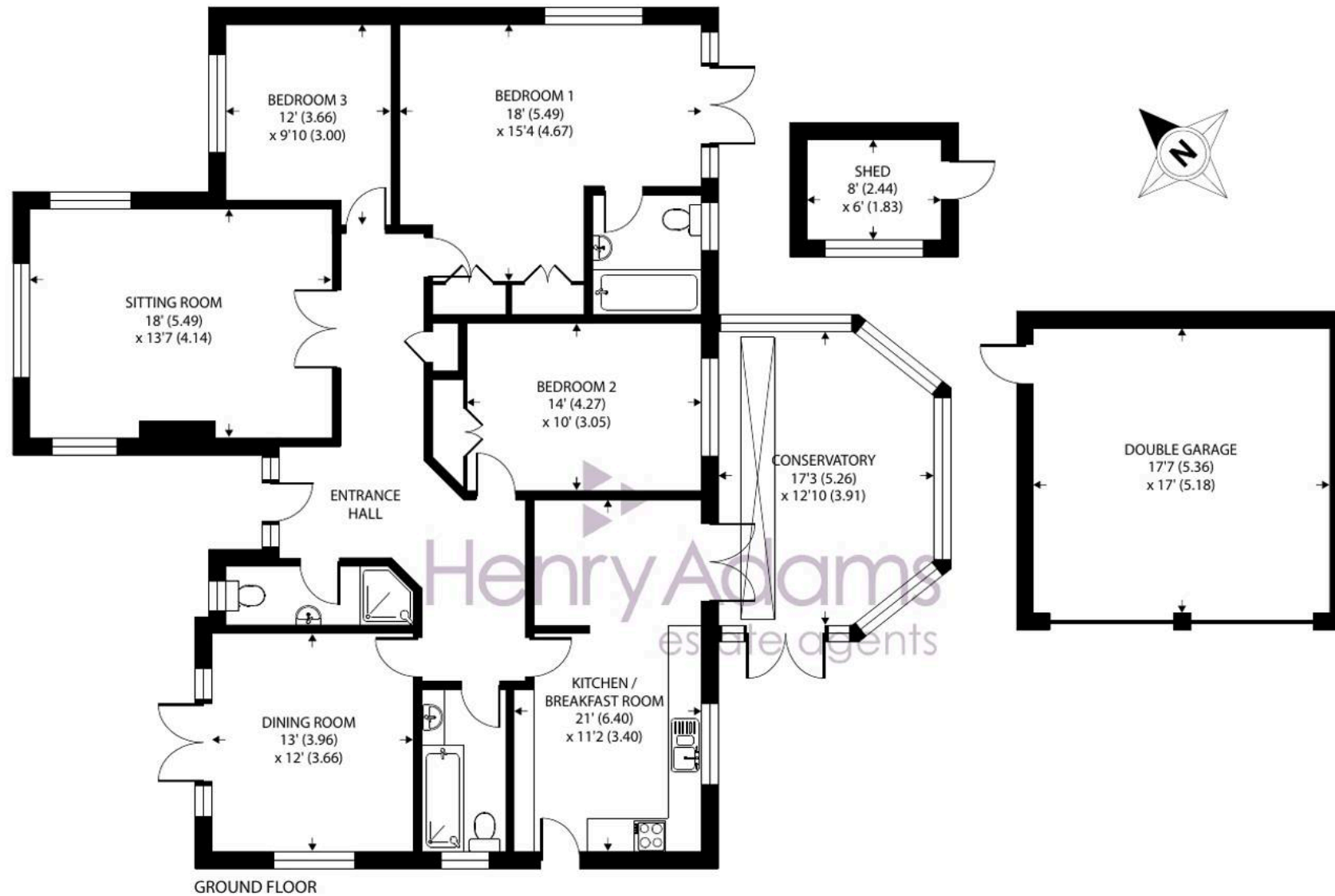
Rotheroak, School Lane, Stedham GU29 0NZ

Freehold / EPC: C / Council Tax Band: F

- 2115 Square Feet Total Accommodation
- Substantial Plot
- Detached Double Garage
- Reception With Log Burner
- Conservatory
- Driveway Parking for Eight Cars
- Gated Access To Field
- Thriving Village Community
- Potential To Convert Loft (STPP)
- Principal Bedroom With Ensuite Bathroom

Located in the heart of a thriving village community, this superb four bedroom detached bungalow presents a rare opportunity to acquire a spacious and beautifully presented home on a substantial plot. Boasting a generous 2115 square feet of accommodation, this property comprises a front aspect reception room with a charming log burner, a conservatory flooded with natural light, and a spacious kitchen/breakfast room. This room has a range cooker and space for further appliances, and ample space for a dining table and chairs, with double doors leading to the conservatory. Further accommodation comprises an impressive principal bedroom with an ensuite bathroom and built-in wardrobes and french doors to the private rear garden. There is also a second bedroom with built-in wardrobes and third bedroom with doors to a front courtyard and fourth bedroom/study. In addition, there is a large loft which could be converted subject to planning permission. The beautiful rear lawned garden has a terrace area which is an ideal spot for outdoor dining. There is a gate to the rear with access to the field behind which provides additional outdoor space. In addition there are two sheds, a greenhouse, playhouse and two log stores. Further benefits include a detached double garage, coupled with a driveway that can accommodate up to eight cars.





Rotheroak, School Lane, Stedham, Midhurst

Approximate Area = 2067 sq ft / 192 sq m (includes double garage)

Shed = 48 sq ft / 4.4 sq m

Total = 2115 sq ft / 196.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Henry Adams. REF: 1215338



Henry Adams – Midhurst

Henry Adams, Bepton Court, 2 West Street – GU29 9NF

01730 817370 • midhurst@henryadams.co.uk • www.henryadams.co.uk/

Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.