



*Binnington Royce*  
Estate Agents

CASTLE ROAD  
ROWLANDS CASTLE  
PO9 6AP



# Castle Road, Rowlands Castle, Hampshire, PO9 6AP

## Guide Price- £549,000 – Freehold

A wonderful opportunity to purchase this attractive character property, built in 1889 from Bath stone the property is ideally situated on a popular road within the prestigious village of Rowlands Castle being just a short distance from the local amenities and popular village green. The property is being sold with vacant possession and no onward chain.

The entire property is spacious and bright and offers plenty of versatile living accommodation including three double bedrooms, a bonus fourth bedroom that could also be used as a dressing room or converted into an ensuite bathroom, two generously sized reception rooms, a family bathroom, kitchen, rear conservatory, and an expansive south facing rear garden of approximately 100m in length. The property is well presented whilst leaving plenty of scope for improvement and making this home your own.

Approaching the property via the sizable wall enclosed paved front garden, a pathway leads you to the front entrance. Coming inside you are greeted by a light and bright entrance hallway benefiting from a large understairs storage cupboard. Leading off the entrance hallway and situated at the front of the property is the first reception room. The room is spacious and neutrally decorated with a large front aspect bay window, fireplace, built in storage with shelving and newly fitted carpets. Also leading off the entrance hallway and located at the rear of the property is the second of the reception rooms. This room is again generously sized and well proportioned featuring a feature brick fireplace, newly fitted carpets, a door leading to the rear lobby and conservatory along with an arched entrance into the kitchen. The kitchen offers a good range of matching wall and base units, inset stainless steel sink with drainer, plumbing for washing machine, space for cooker and fridge freezer, wall mounted boiler, tiled flooring and double aspect windows to the side and rear elevations. Also situated at the rear of the property is the family bathroom, featuring an obscure side aspect window, P-shaped bath with shower over and shower screen, WC, basin with vanity, heated towel rail, tiled walls and flooring. The rear conservatory enjoys southerly views over the expansive rear garden.

Ascending upstairs you are greeted by a light and airy landing area. The principal bedroom is situated at the rear of the property, the room is spacious, boasting a period cast iron feature fireplace, a large rear aspect window and a doorway leading into the adjoining bonus fourth bedroom with side aspect window, this room could also be utilized as a dressing room or converted into an ensuite bathroom. The second bedroom is located at the front of the property and boasts generous proportions, the room features a large front aspect window and a concealed fireplace. The third bedroom is again a double room and situated at the rear of the property with a side aspect window.

Leading out of the rear conservatory into the southerly facing garden. The garden is mainly laid to lawn with a good selection of mature plants and shrubs, several outbuilding and boasts substantial proportions of approximately 100 meters in length.

Location: The property is situated in the prestigious village of Rowlands Castle, it lies on the fringes of the South Downs National Park on the border of Hampshire and West Sussex. It is a beautiful traditional village with a village green, Golf Course and Golf Club, several pubs, a lovely café and a few small local shops. It offers excellent transport links, including direct train routes into London Waterloo and Portsmouth and just a five minute drive to the A3.





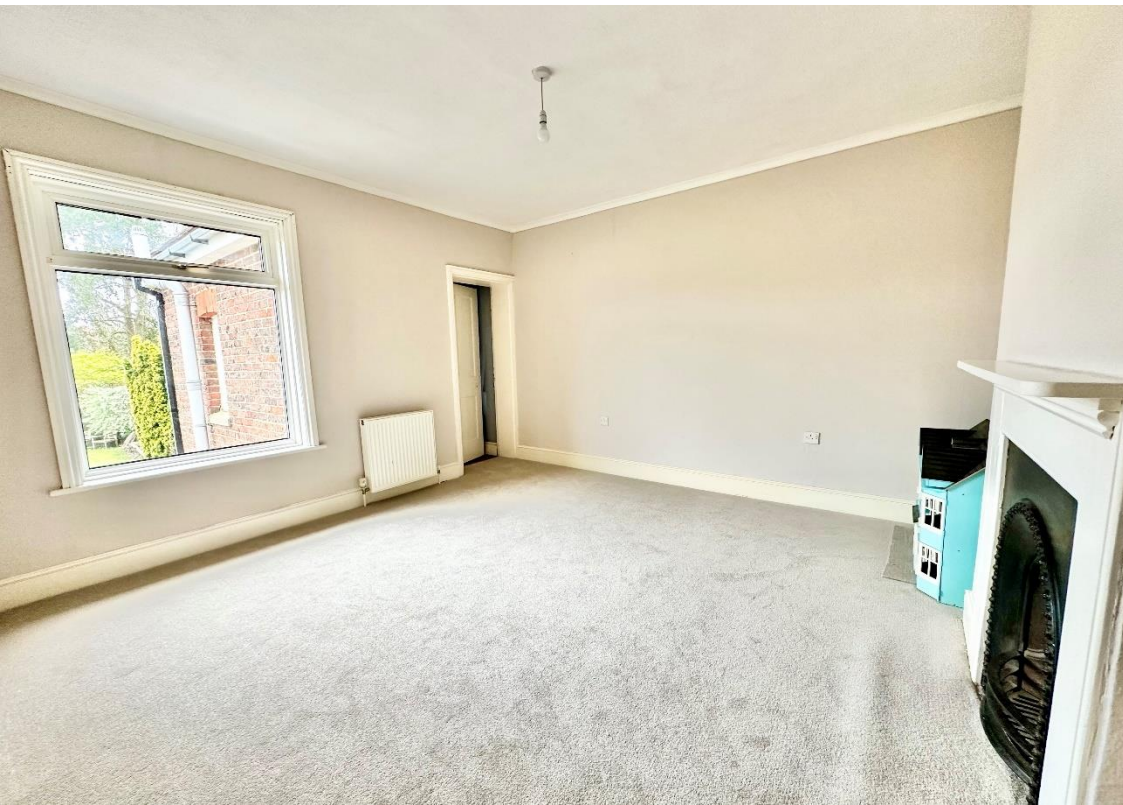














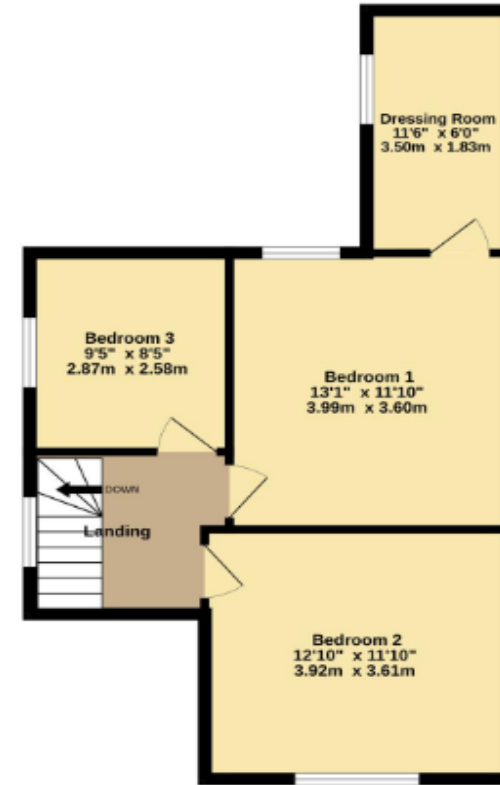




Ground Floor  
622 sq.ft. (57.8 sq.m.) approx.



1st Floor  
516 sq.ft. (48.0 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 55 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

TOTAL FLOOR AREA : 1139 sq.ft. (105.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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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