



Binnington Royce
Estate Agents

Glen Dale

ROWLANDS CASTLE
PO9 6EP

Location and Setting

This Beautiful 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 (1h 22m) and Portsmouth (22m), also just a five minute drive to the A3 offering a direct driving route into London and the M25.



Outside Space

The front and rear gardens are nicely landscaped and low maintenance with a patio area, a wonderful array of mature plants, shrubs, trees and flowers. Attractive pergolas and climbing plants provide sheltered spaces to sit and enjoy the tranquil surroundings.



18 Glen Dale

This substantial, spacious four bedroom detached home is situated on a desirable cul-de-sac in the prestigious village of Rowlands Castle and is within close proximity to the local amenities and the train station.

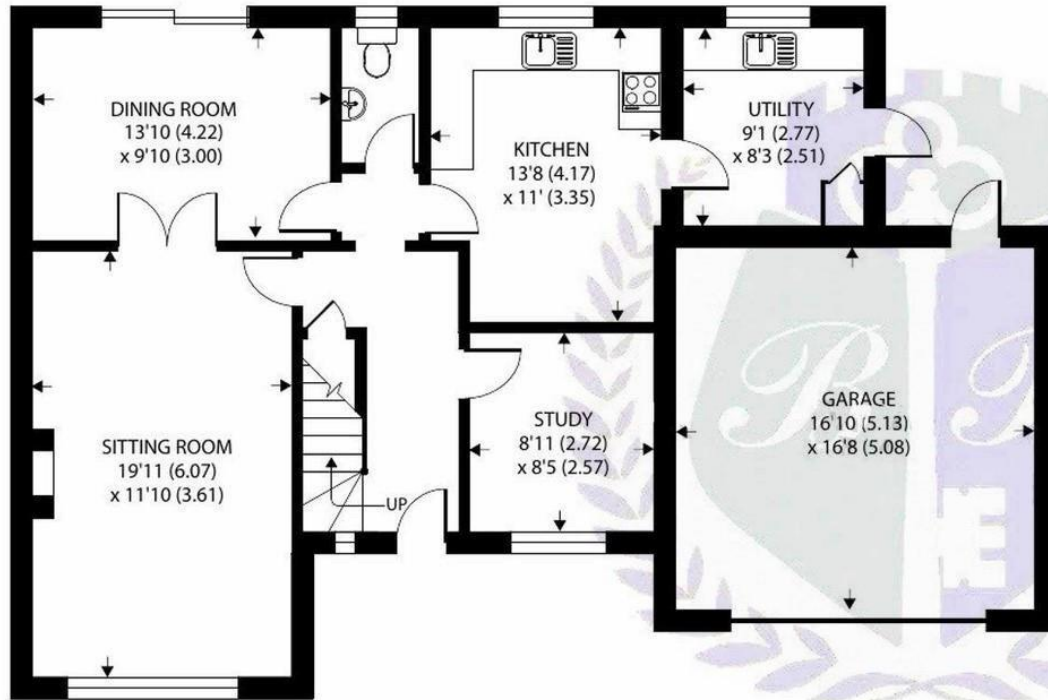
The property is light, spacious and well proportioned featuring four bedrooms, including a principal bedroom suite with dressing room and ensuite bathroom, family bathroom, ground floor cloakroom, three reception rooms including a study, generously sized main reception room with adjoining dining room, kitchen breakfast room, utility room, double garage and beautifully landscaped front and rear gardens.

Approaching the property, the façade is attractive and imposing. The property benefits from a large driveway and attached double garage providing ample off street parking for multiple vehicles along with a delightful landscaped front garden and pathway leading you up to the front entrance.

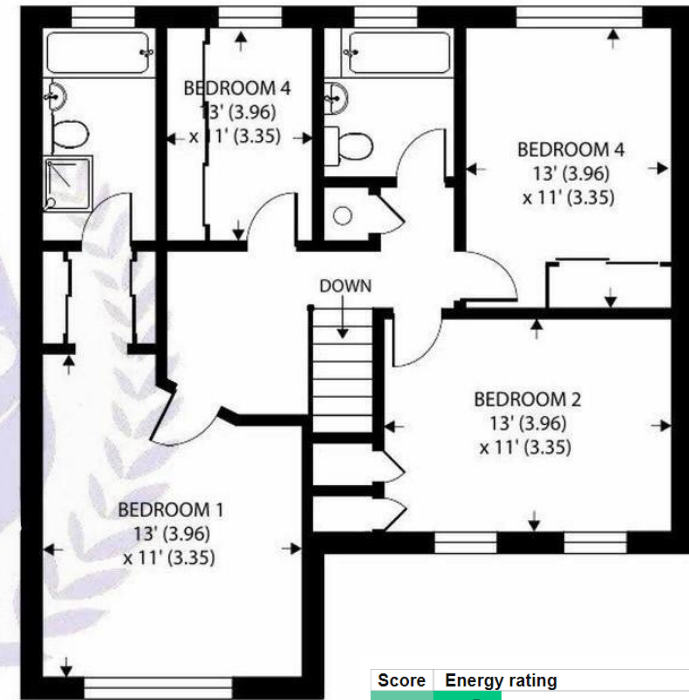
Upon entering you are greeted by a spacious and bright entrance hallway, the hallway is central to the property providing a lovely flowing layout and features an understairs storage cupboard. Located at the front of the property is a main reception room, the room is of excellent proportions and features a large front aspect window and feature fireplace, leading off through double glass panelled double doors and situated at the rear of the property is the formal dining room, boasting sliding patio doors leading out onto the patio area and garden beyond. The kitchen breakfast room is also located at the rear of the property and features a rear aspect window, a good range of matching wall and base units, double wall oven, inset hob with extractor, inset sink with drainer and space and plumbing for a dishwasher. Leading off the kitchen is the sizable utility room, featuring a rear aspect window, side door leading to the garden and rear garage access. The utility room features all the space and plumbing required for appliances and space for a large fridge freezer. Also situated on the ground floor is the third reception room, currently used as a study and a ground floor cloakroom.

Ascending to the first floor and onto the spacious landing, the principal bedroom suite is bright and generously sized, a large front aspect window fills the room with natural light. The room boasts a dressing area with mirrored built-in wardrobes that leads through to the ensuite bathroom room, featuring a four-piece suite with bath, shower cubicle, basin, WC and a rear aspect window. The second and third bedrooms are both generously proportioned double rooms with large windows and built-in storage. The fourth bedroom is a single room and benefits from built-in mirrored sliding wardrobes. The family bathroom is located at the rear of the property and features a rear aspect window, bath, basin and WC.





GROUND FLOOR



FIRST FLOOR

18 Glen Dale, Rowland's Castle

Approximate Area = 1645 sq ft / 152.8 sq m

Garage = 286 sq ft / 26.5 sq m

Total = 1931 sq ft / 179.3 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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