



*Binnington Royce*  
Estate Agents

The Green

Rowlands Castle  
PO9 6AB

## Location and Setting

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, tennis club, 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.



## Outside Space

The beautifully maintained rear garden is a real tranquil haven of wonderful mature shrubs, lawned and patio areas complete with a summer house and two garden storage sheds.



## *14a The Green*

‘The Old Bakehouse’ a delightful light and spacious three double bedroom detached home situated in the prime location of the village green in the heart of the highly desirable village of Rowlands Castle. The property is close to the local amenities and offers excellent transport links being just a couple of minutes stroll to the mainline train station, providing direct trains into London, Portsmouth and surrounding areas. The property also benefits from being sold with no onward chain.

This splendid home is spacious and generously proportioned, the ground floor interior layout features a large main reception room boasting double aspect windows and fireplace with charming original character features, a second reception room, a spacious kitchen offering a very good range of matching wall and base units along with space and plumbing of all appliances, a sizable double bedroom featuring built-in wardrobes and a conveniently situated ground floor shower room. The two further double bedrooms and the family bathroom can be found on the first floor.

The property benefits from a large driveway providing ample off-street parking for multiple vehicles.





## 14A The Green, Rowland's Castle

Approximate Area = 1540 sq ft / 143 sq m

Limited Use Area(s) = 135 sq ft / 12.5 sq m

Total = 1675 sq ft / 155.8 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Binnington Royce Estate Agents,

14 The Green, Rowlands Castle, Hampshire, PO9 6BN

Email: [Sales@binningtonroyce.co.uk](mailto:Sales@binningtonroyce.co.uk) Tel: 02392 983 211 Website: [www.binningtonroyce.co.uk](http://www.binningtonroyce.co.uk)