



Binnington Royce
Estate Agents

Deerleap Lane,
Rowlands Castle,
PO9 6FD

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

Coming outside through the rear French doors opening out into the garden. The garden had been beautifully landscaped and benefits from stylish patio areas to sit and enjoy the beautiful surroundings, a well maintained lawn with raised planters and borders offering a wonderful selection of plants and shrubs along with a pretty pergola. There is also side access, a storage shed, and exterior water tap for convenience.

50 Deerleap Lane

This immaculately presented, three double bedroom, semi detached home is situated within a much desired, exclusive gated development in the heart of the prestigious village of Rowlands Castle, being just a short stroll to the local amenities and train station along with nearby countryside walks. The property was built to a high specification by Nicolas King Homes in 2020 and still has builders warranty remaining.

Upon entering the exclusive development via private electric entry gates, a short lane leads you past a picturesque pond and through the idyllic surroundings.

Approaching the property, the attractive double fronted façade boasts an integral garage, with up and over garage door, power and lighting along with a driveway providing off street parking for multiple vehicles.

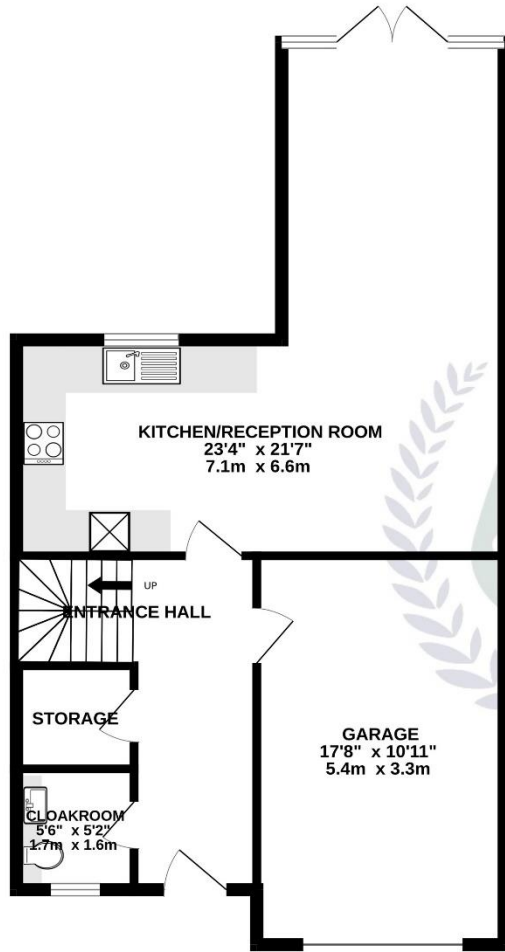
Coming inside you are greeted by a spacious entrance hallway central to the property providing a lovely flowing layout. The ground floor of the property features desirable Amtico flooring and neutral décor. Leading off the hallway is the beautiful open plan kitchen and main reception with dining area, located at the rear of the property. The kitchen with a large rear aspect window and garden views offers an excellent range of modern, shaker style matching wall and base units, integrated appliances including fridge freezer, dishwasher and washing machine, inset hob with extractor hood, and inset sink with drainer. The living and dining areas are again of generous proportions and feature large French style patio doors leading out into the rear garden. The ground floor also consists of a door leading into the integral garage, a large understairs storage cupboard and a convenient cloakroom with a front aspect window, WC, wash hand basin with vanity, heated towel rail and tiled flooring.

Ascending upstairs to the spacious landing area, the first floor of the property comprises of a family bathroom, three double bedrooms including the principal bedroom enjoying the luxury of an ensuite shower room. The principal bedroom suite is situated at the rear of the property with a rear aspect window, bespoke fitted sliding wardrobes and a contemporary style tiled ensuite shower room, featuring a large shower cubicle, basin with vanity, WC, heated towel rail and underfloor heating. The further two double bedrooms are both light and bright with large windows and neutral décor. The family bathroom is tiled and boasts a bath with overhead shower, shower door, WC, basin with vanity, heated towel rail, underfloor heating and a front aspect window. The loft space is accessed from the first floor landing and is fully boarded with lighting.

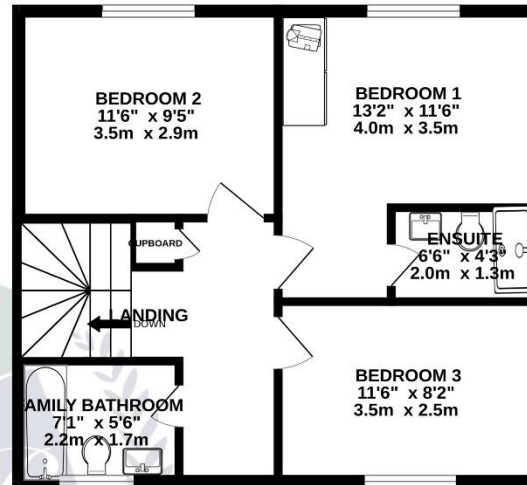




GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1190 sq.ft. (110.5 sq.m.) approx.

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