



*Binnington Royce*  
Estate Agents

Redhill Road,  
Rowlands Castle,  
PO9 6DF



## 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 private rear garden is accessed via patio doors and a back door and is in excess of 100ft+ long. The garden is mainly laid to lawn with a good selection of mature shrubs and trees, a garden shed and enjoys the tranquillity of backing onto woodland.

## *82 Redhill Road*

A beautifully presented three double bedroom character home situated in the desirable village of Rowlands Castle, being just a short stroll to the village green, local amenities and train station.

The property has a light and airy feel and offers spacious well proportioned rooms. The ground floor layout features an entrance hallway leading to the delightful front reception room, boasting a large bay window, feature fireplace and recently fitted wood flooring. This flooring flows nicely through to the rear reception room, this room is currently utilised as a dining room and features an abundance of character, including an attractive exposed brick chimney breast with feature fireplace and rear patio doors leading to the patio and garden beyond. The modern kitchen is situated at the rear of the property and offers a good range of matching wall and base units, tiled flooring, integrated dishwasher, space and plumbing for a washing machine, inset double sink with drainer, inset hob with extractor and oven and the back door providing further access to the rear garden.

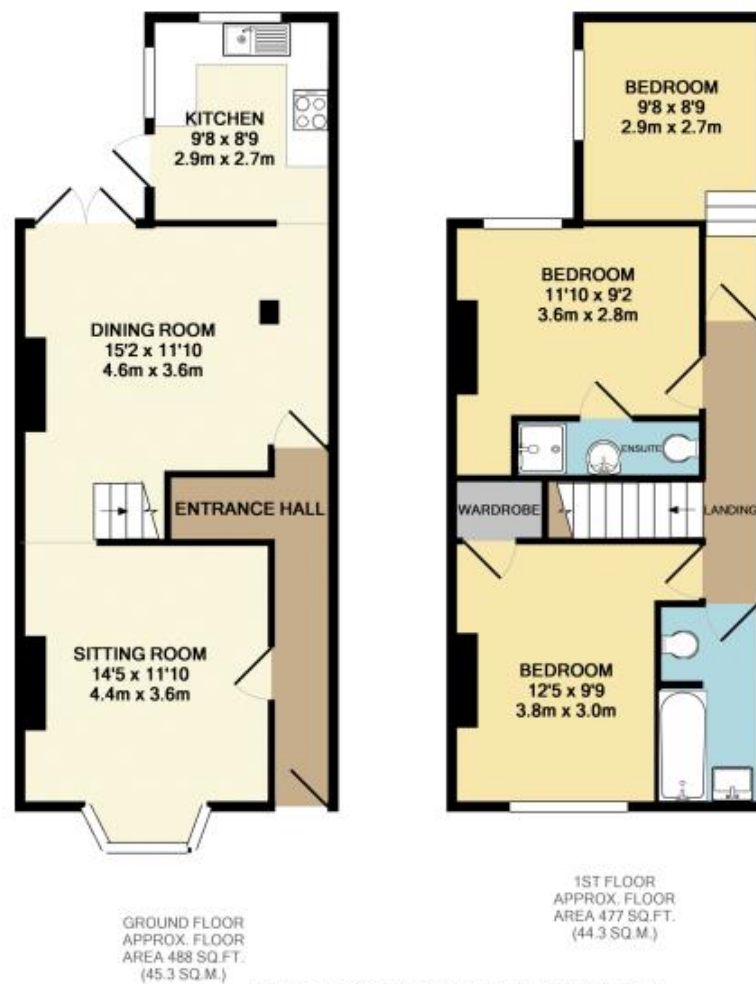
Ascending to the first floor of the property, a landing area leads you to the family bathroom and three good sized double bedrooms one of which features an en-suite shower room. The principal bedroom is located at the front of the property, the room is filled with natural light and benefits from built-in wardrobe/storage and a cast iron feature fireplace. The second of the double bedrooms enjoys the luxury of an en-suite shower room, with shower cubical, WC and pedestal basin. Situated at the rear of the property is the third double bedroom, featuring split level floor and character exposed brick walls with a rear aspect window providing pleasant garden views. The family bathroom features, WC, Pedestal basin and full sized bath with shower over. The property further benefits from having a new combi boiler fitted.











Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>79 C</b>
55-68	<b>D</b>	<b>61 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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