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Rowlands Castle, Hampshire

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An elegant 1930's, 4 bedroom detached residence with 1 bedroom annexe and approx 1 acre of grounds adjacent to the golf course.



Mileages (approximate)

South Coast 4.2 miles

Petersfield 9.7 miles

Chichester 11 miles

London Waterloo approx. 70 minutes from

Rowlands Castle Station

Summary of Accommodation

Reception Hall

Sitting Room

Dining Room

Contemporary Kitchen/Breakfast Room

Study

Utility and Cloakroom

4 Double Bedrooms

3 Ensuite bathrooms plus family bathroom

One Bedroom Annexe with open plan living room/kitchen and bathroom

Substantial Detached Double Garage

Description

This stylish home was constructed in Art Nouveau style in the 1930s and has since undergone an extensive programme of refurbishment and extension. Positioned in this highly sought after location with rear and side boundary adjacent to Rowlands Castle Golf Club, this elegant detached



family home provides contemporary accommodation which includes a one bedroom annexe with kitchen/living room, double bedroom and bath/shower room. This is ideal for those wishing to accommodate a home/office lifestyle or to provide ancillary accommodation but in our opinion could also be reinstated to the main house if preferred (subject to planning permissions if needed).

Throughout the property are many high specification fixtures and features to include oak and travertine flooring, underfloor heating and contemporary kitchen and bathrooms.

Most rooms benefit from garden outlook and accommodation in the main house includes; on the ground floor a welcoming reception hall with oak staircase, study with fireplace, dining room with attractive arched windows and stunning contemporary kitchen/breakfast room with fitted appliances, gas range cooker and full height glazed oak sliding doors to the garden. From the kitchen and dining room is access to the stylish dual aspect sitting room with fireplace and again full height, glazed oak sliding doors to outside. Concertina doors divide this room from the dining room and can be fully opened to created an ideal space for entertaining. In addition, on the ground floor is a utility and cloakroom.

The second floor presents the master bedroom with en-suite bath /shower room and dressing closet, a further Guest Suite, 2 double bedrooms, one with en-suite bath/shower, and a family bathroom. Steps ascend from the hallway lead to a large attic store which could be converted (STPP).

Outside

The gardens encircle the property and are approximately 1 acre overall. Laid mainly to lawn with sun terrace adjacent to the kitchen and living room, shrubbed borders, a substantial gravel driveway and detached double garage.

Situation

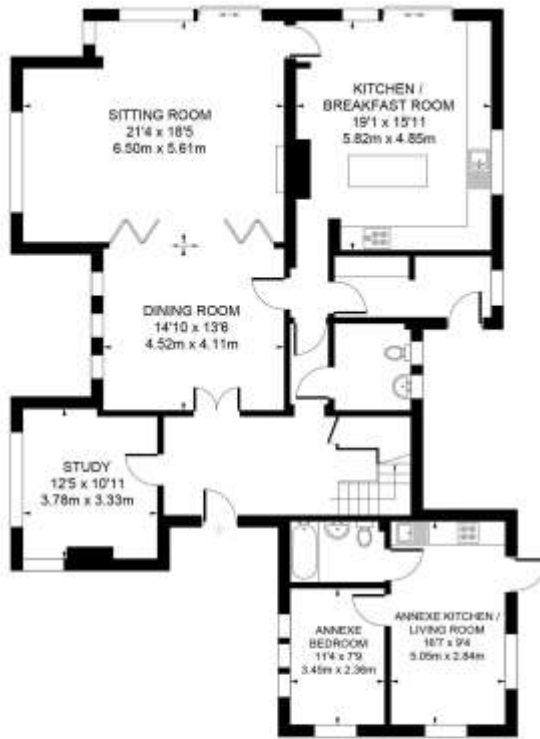
Situation The house is in a peaceful and highly sought after residential area, adjacent to Rowlands Castle Golf Club within walking distance of the village centre which has a selection of local shops, a school and station. The property has good access for the south coast, commuting to Chichester, Petersfield, Portsmouth and sailing on the south coast.



Disclaimer:

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Date of particulars 2018. Interior photos 2018



GROUND FLOOR
APPROX. FLOOR
AREA 1697 SQ.FT
(157.7 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 1420 SQ.FT
(131.9 SQ.M) (EXCLUDING VOID)

TOTAL APPROX. FLOOR AREA 3275 SQ.FT (304.3 SQ.M)
(EXCLUDING VOID / INCLUDING LOFT ROOM)
GARAGE 549 SQ.FT (51 SQ.M)
TOTAL 3824 SQ.FT (355.3 SQ.M)

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.
floorplansUsketch 2018 (ID 459324)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
40-45	A	100-120	A
35-40	B	80-100	B
30-35	C	60-80	C
25-30	D	45-60	D
20-25	E	30-45	E
15-20	F	15-30	F
10-15	G	0-15	G

Energy efficient - lower energy costs
Very environmentally friendly - lower CO₂ emissions
England, Scotland & Wales



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