

THE
COUNTRY
HOUSE
COMPANY

Sales | Lettings | Management

The Green
Rowlands Castle
Hampshire



The Green, Rowlands Castle, Hampshire

A stylish 4 bedroom end of terrace property positioned in a prime location in the village overlooking the green, within a short walk of amenities to include the train station with links to London.



Mileages (approximate)

Chichester – 10 miles

Portsmouth – 12 miles

Summary of Accommodation

Ground Floor

Entrance Lobby

Sitting Room

Kitchen/Dining Room

Conservatory

First Floor

Three Bedrooms

En Suite Shower Room

Family Bathroom

Second Floor

Double Bedroom

Shower Room

Outside

Parking

Tool Shed/Store

Summer House

Description

This stylish property is beautifully presented throughout with light and spacious accommodation to include a sitting room with fireplace and log burning stove, a spacious open plan kitchen/dining room and conservatory with



bifold doors to the garden and a utility/cloakroom on the ground floor.

On the first floor are three bedrooms including a large double with an ensuite shower room, there is also a family bathroom.

On the second and final floor is a further large double bedroom with its own shower room.

Outside

To the front and side of the property is a paved area for parking, whilst to the rear is an established private garden with sun terrace lawn, shrub/flower beds and borders. In addition, there is a summer house and useful shed/store.

Situation

The village of Rowlands Castle lies just north of Havant and straddles the West Sussex and Hampshire borders in the South Downs National Park.

Within the village are plenty of opportunities for rural pursuits, including a golf course, tennis club and Stansted Park Estate for walking.

This delightful village has a traditional village green, pubs and a selection of shops.

For easy access there are commutable rail links to London Waterloo within a short walk and the A3(M) interchange, which links the village to Portsmouth, Petersfield and beyond. The market town of Chichester is also close by.

Services: Mains electricity, water and drainage. Mains gas fired central heating.

Local Authority: East Hants Council.

Tenure and Possession: The property is offered for sale Freehold but subject to the completion of Probate.

Viewing:

Strictly by appointment with The Country House Company.

Tel: 02392 633026

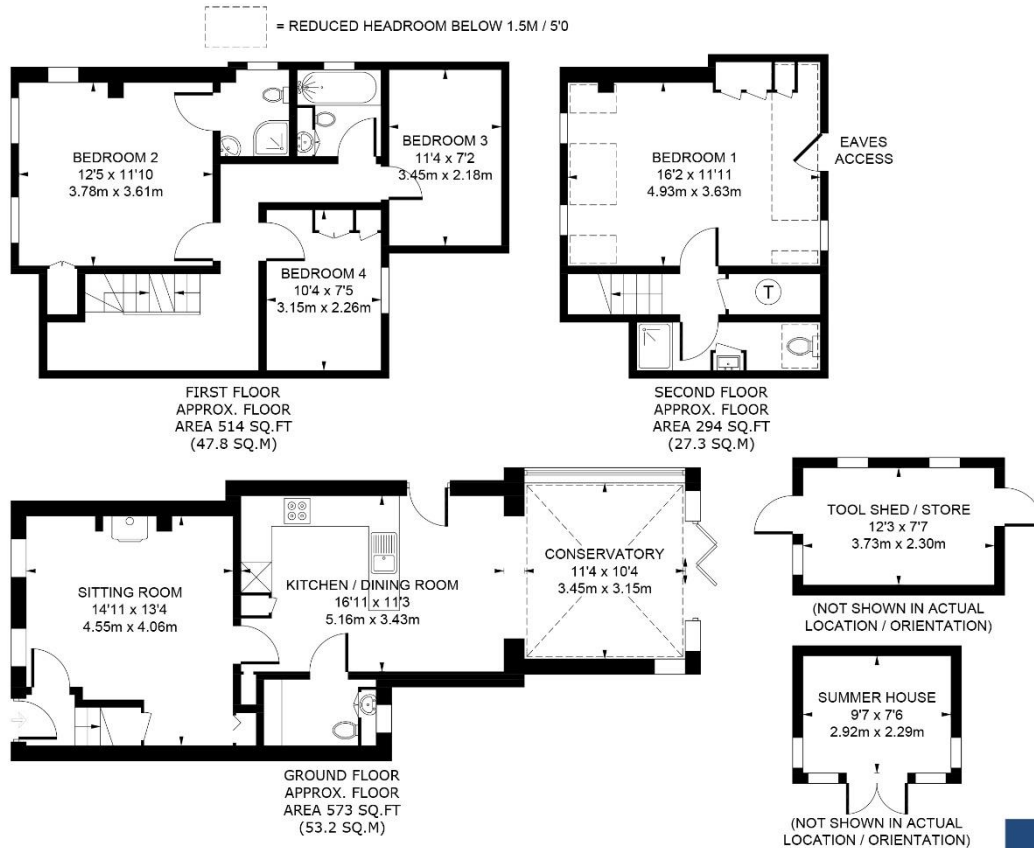
Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2023. Interior photos 2023



TOTAL APPROX. FLOOR AREA 1381 SQ.FT (128.3 SQ.M)
 OUTBUILDINGS AREA 165 SQ.FT (15.3 SQ.M)
 TOTAL AREA 1546 SQ.FT (143.6 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.
 (ID 1012955)



The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley

