



Kenton Budd
ESTATE AGENTS

The Green Rowlands Castle

GUIDE PRICE: £495,000

18 The Green Rowlands Castle PO9 6BN

A detached chalet house in the centre of this sought after village next to the village green



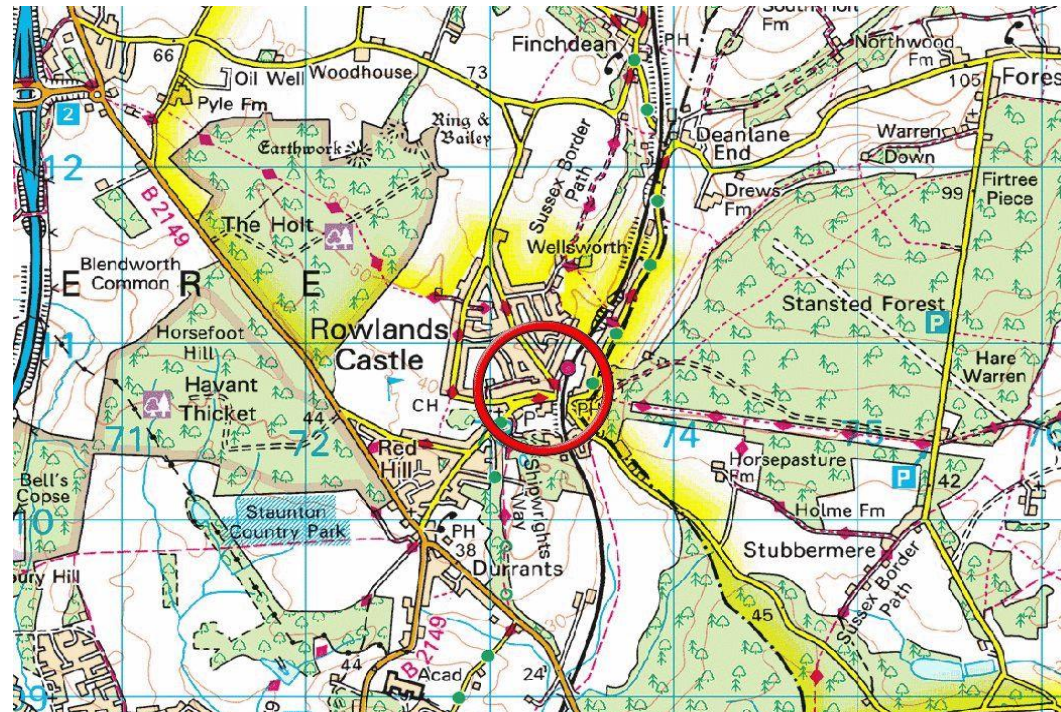
- Detached chalet house
- Three good double bedrooms and reception rooms
- Main bathroom with separate shower
- Large study
- Constructed in the late 1990s
- Master bedroom with ensuite shower room
- Large dining room
- Dual aspect sitting room

A 1691 sqft detached house, just off the village green with the village shops immediately to hand.

The flexible accommodation comprises on the ground floor an entrance lobby, entrance hall, cloakroom, sitting room, dining room, Study, kitchen, large utility room and rear lobby. On the first floor there are three good double bedrooms, an ensuite shower room to the master bedroom and the main bathroom has a bath and a separate shower.

The double garage has an automated up and over door and a personal door to the garden. The garden has been hard landscaped for ease of maintenance with raised borders, a raised terrace and pathways.

Next to the garage, tucked away at the rear of the property is space for a garden shed.



LOCATION

Rowlands Castle is a sought after village on the south/east Hampshire border with West Sussex and is well known for its large village green and railway station on the London to Portsmouth line. There are a variety of shops and restaurants, pubs, a doctors surgery, pharmacy and bank.

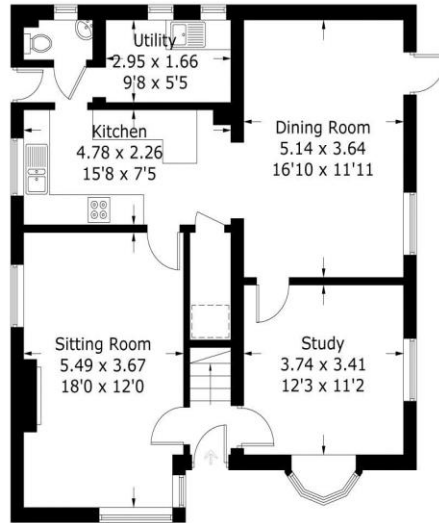
DIRECTIONS

Upon reaching Rowlands Castle and finding the village centre, no 18 will be found at the end of a narrow, private drive between 20 and 20B The Green.

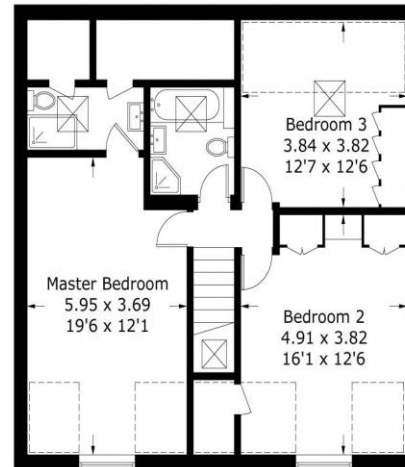


The Green, PO9 6BN

Approximate Gross Internal Area = 157.1 sq m / 1691 sq ft
Garage = 26 sq m / 280 sq ft
Total = 183.1 sq m / 1971 sq ft

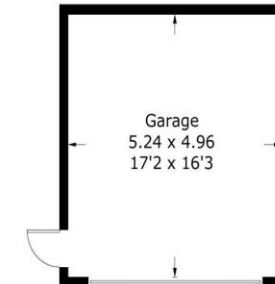


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual
Location / Orientation)

Created by **Kenton Budd** - Telephone: 01243 850 451

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