



OAK TREE CLOSE  
ROWLANDS CASTLE | PO9 6FB

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# OAK TREE CLOSE

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## In Brief

Freehold

Price

£950,000

- Impressive Five Bedroom Detached Residence
- Lovely Location Just South of Village Centre
- Over 2,000 sq.ft (233 sq.m) of Accommodation
- Stunning 27ft x 21ft Open Plan Kitchen/Dining/ Family Room with Integrated Appliances
- Three Main Reception Rooms
- Master & Guest Bedrooms both with En-Suites
- Long Driveway Approach with Ample Parking for several Cars
- Double Garage part used as Studio/Garden Room

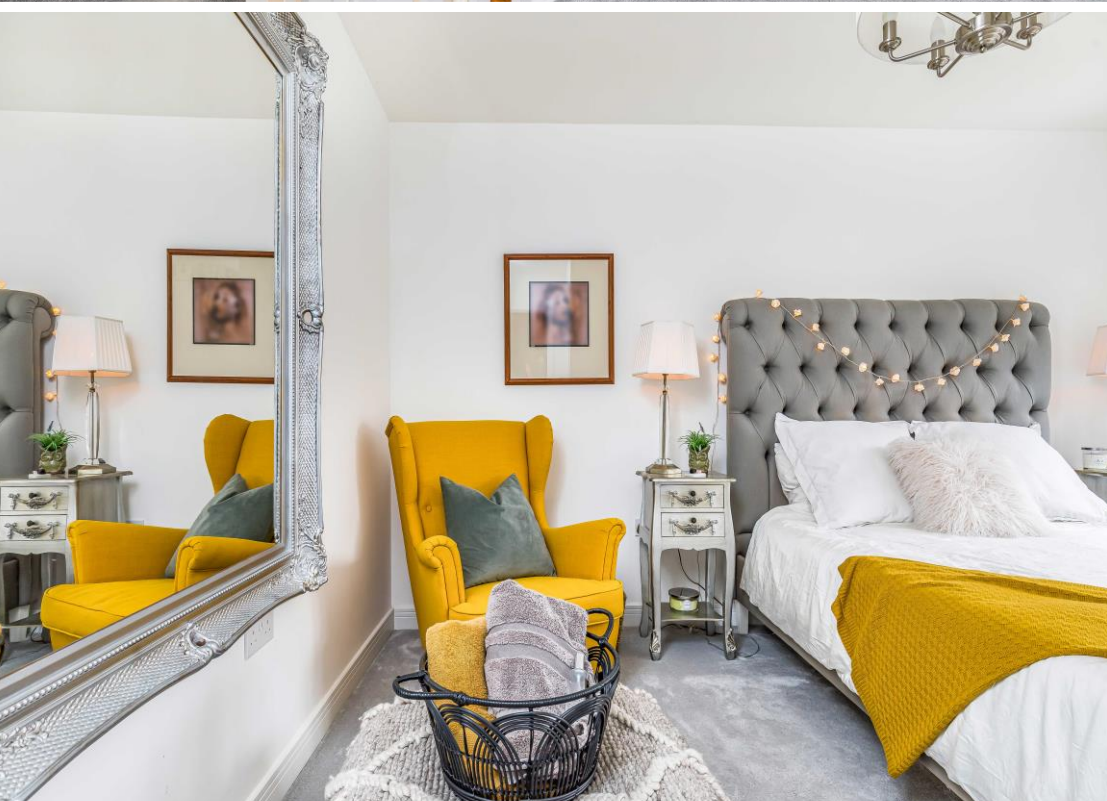


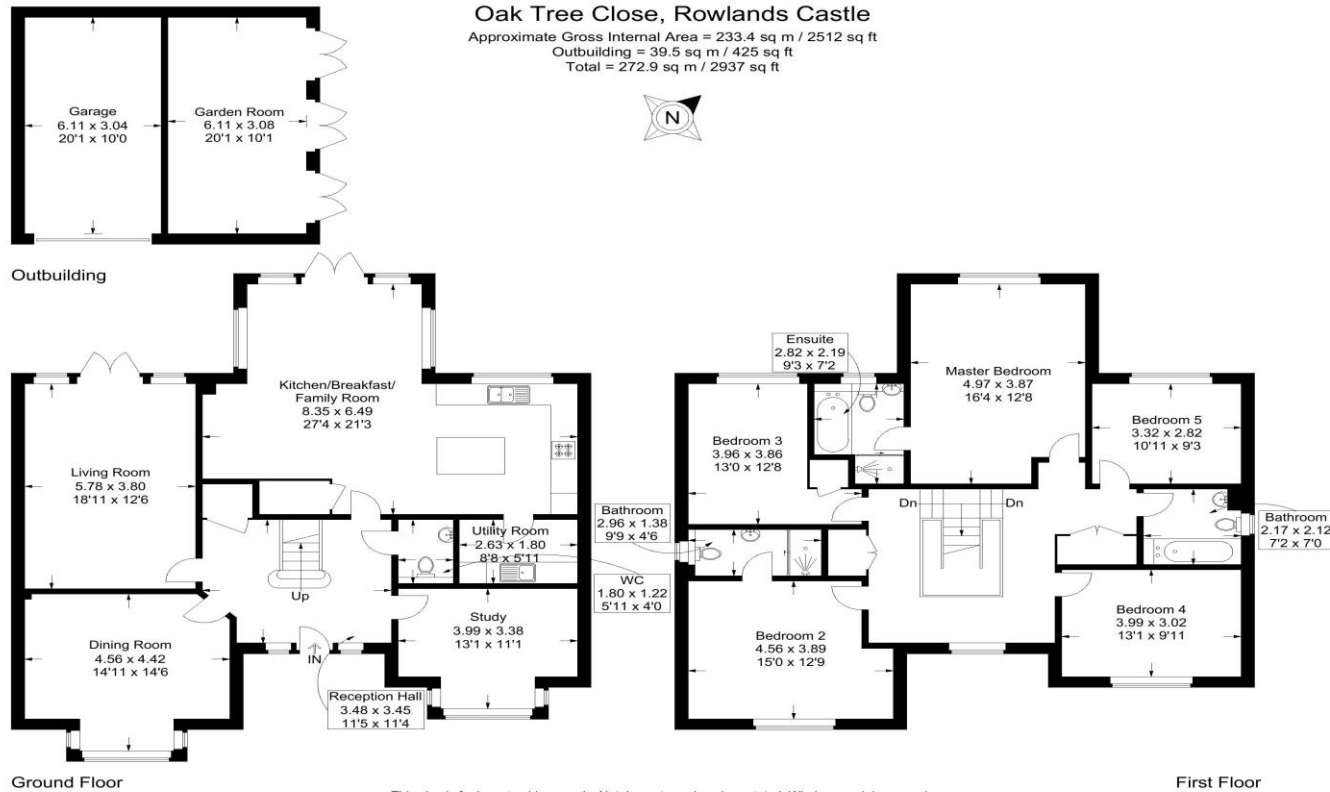


## The Property

Constructed in 2019 by Bellway Homes, this impressive five-bedroom family home is located within an attractive new development just south of Rowlands Castle Village centre adjoining miles of open countryside on the borders of the South Downs National Park. With its quaint village green and shops, main line rail service to London (Waterloo), superb members golf club and the many countryside walks nearby, the location is perfect for those looking for modern community living. From the moment you walk into the imposing reception hall with central staircase leading to a wonderful galleried landing, you will sense the generous and bright space of the accommodation spanning over 2,500 sq.ft. There are three versatile reception rooms together with a fabulous 27ft x 21ft (overall) open plan kitchen/dining/family room complete with a range of integrated appliances. There is also a separate utility room and ground floor cloakroom. The first-floor features five well proportioned bedrooms including a 16ft x 12ft master bedroom with full bathroom suite and a guest bedroom with en-suite shower room. There is also a family bathroom. Pleasantly overlooking a central green, the house is approached via a long sweeping block paved driveway offering parking for a number of cars leading to further gated parking and a detached double garage, part of which is currently used a home studio with three sets of double glazed doors overlooking the enclosed rear garden with David Austin Rose garden and vast array of other plants. There is also access to a short pathway walk to the nearby nursery and Ofsted rated 'Good' primary school. Viewing is highly recommended.







This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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7/9 Stanley Street,  
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London W1U 3JT  
Tel - 0870 112 7099  
Fax - 020 7467 5339

sales@fryandkent.com

lettings@fryandkent.com

propertymanagement@fryandkent.com

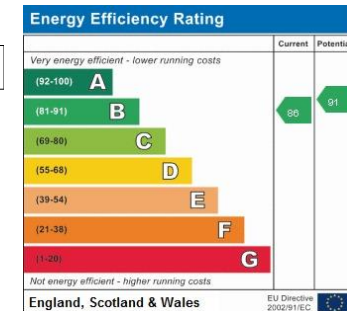
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Agents Note: There is an estate charge of £500 per annum