





£1,250,000

38 Links Lane

Rowland's Castle, PO9 6AE

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- HUGE POTENTIAL TO EXTEND/REMODEL (STPP)
- OVER 2100 SQ FT OF ACCOMMODATION
- PLOT OF APPROX 0.75 OF AN ACRE
- TWO BATHROOMS
- HIGHLY REQUESTED LOCATION
- BACKING ON TO RECREATION GROUND

Discover a rare opportunity to acquire a detached home on an enviable plot of approximately three-quarters of an acre, situated on Rowlands Castle's premier road. This charming property, which has been cherished by the same family for many years, offers tremendous potential for a new family to create their forever home. With ample scope to extend and remodel (subject to planning permission), this home presents a canvas for your dream residence.



Approached via a gated driveway, the property boasts ample off-road parking. The spacious driveway also offers the potential to add a double garage or car barn, subject to planning permission.

Ground Floor comprises. A large, dual-aspect lounge and dining area with access to a conservatory that overlooks the mature rear gardens. The study: Ideal for a home office or quiet reading space. A well-proportioned kitchen with space for casual dining. The utility room provides additional storage and workspace, perfect for managing household tasks.

To the First Floor is a bright and airy landing that provides access to all bedrooms.

The master bedroom is a spacious double bedroom featuring an en-suite shower room. All bedrooms are generous doubles, offering comfort and flexibility for family living. The family bathroom completes the first-floor layout.

The side and rear gardens are well-established, featuring a selection of mature shrubs and flower borders. The remainder of the garden is laid to lawn, providing a peaceful and private outdoor retreat. The property backs onto a recreation ground and is close to a local tennis club, enhancing the outdoor lifestyle.

Local Amenities:

Located on Links Lane, the property is a stone's throw from Rowlands Castle Golf Club, renowned for its popular 18-hole course. The village centre, with its charming village green, convenience shop, and a selection of pubs and restaurants, is within close proximity. Additionally, a mainline train station in the village centre provides excellent transport links.

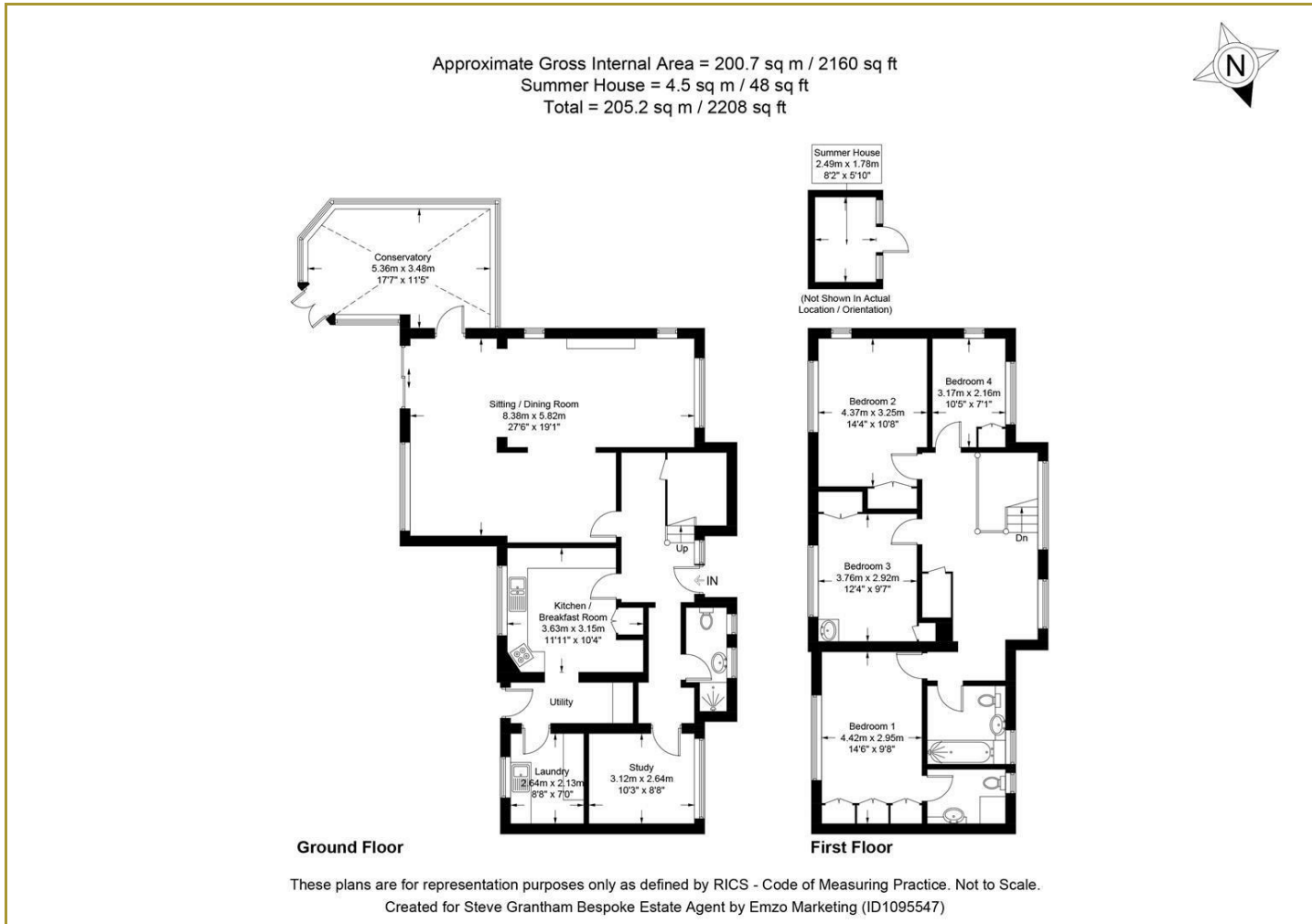
This home is a rare gem in Rowlands Castle, offering endless possibilities to create a personalized and enduring family residence. Don't miss this unique opportunity to secure a home in one of the area's most sought-after locations.



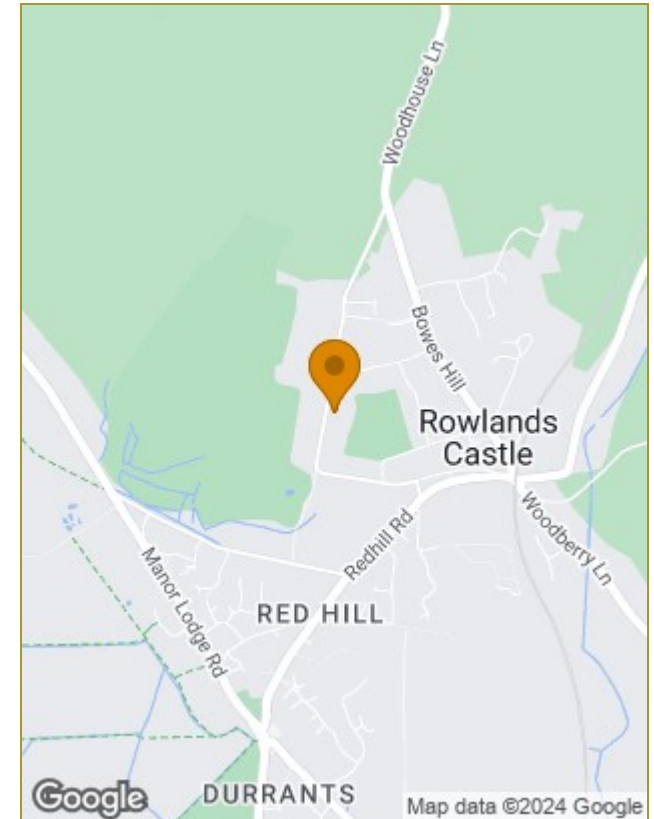




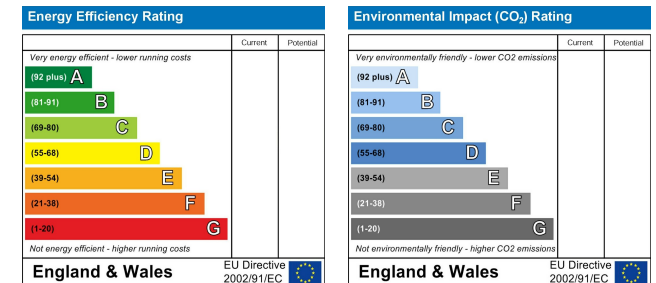
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.