



  
**STEVE GRANTHAM**  
BESPOKE ESTATE AGENT  
**FOR SALE**  
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Guide price £375,000

# 36 Rowlands Castle Road

Horndean, PO8 0DL

- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- REFURBISHED THROUGHOUT
- OFF STREET PARKING FOR SEVERAL CARS
- PERIOD FEATURES
- SOUTHERLY ASPECT COURTYARD GARDEN

Believed to be one of the first houses built on Rowlands Castle Road in the late 1800s, this is a rare opportunity to own a piece of local history; a delightful blend of historical charm and modern comfort. Nestled in a tranquil setting, this property boasts original features that exude character and warmth, making it a perfect retreat from the hustle and bustle of everyday life. This quaint cottage has been lovingly restored and upgraded by the current owners and in our opinion is an ideal downsize or 'lock up and leave'. Featuring a sweeping driveway with parking for several cars (or caravan), an abundance of original features wait as you step inside.



As you step inside, you are welcomed by two inviting reception rooms, each offering a cosy ambiance enhanced by period details. These versatile spaces are perfect for relaxing, entertaining, or enjoying quiet moments, with large windows that fill the rooms with natural light.

The cottage features two double bedrooms, each providing a serene and comfortable haven for rest and relaxation. Thoughtfully designed to preserve the home's historic charm, these bedrooms offer a peaceful retreat at the end of the day.

The refitted kitchen combines modern amenities with classic style, offering a functional space for culinary endeavours. Adjacent to the kitchen, the beautifully updated bathroom provides contemporary comfort while maintaining the cottage's timeless appeal.

Outside, the large driveway offers ample parking for several cars, ensuring convenience for residents and guests. The private, southerly-facing courtyard garden is a true highlight, meticulously landscaped to create a serene outdoor oasis. Perfect for al fresco dining, gardening, or simply unwinding, this garden offers a peaceful escape with plenty of sunshine.

In summary, this late 1800s cottage is a charming blend of original features and modern updates. With its cosy reception rooms, comfortable double bedrooms, and beautifully landscaped courtyard garden, it offers a unique and inviting living experience. Welcome to a home where history meets modern comfort, providing a perfect sanctuary for those who appreciate timeless charm and contemporary convenience.





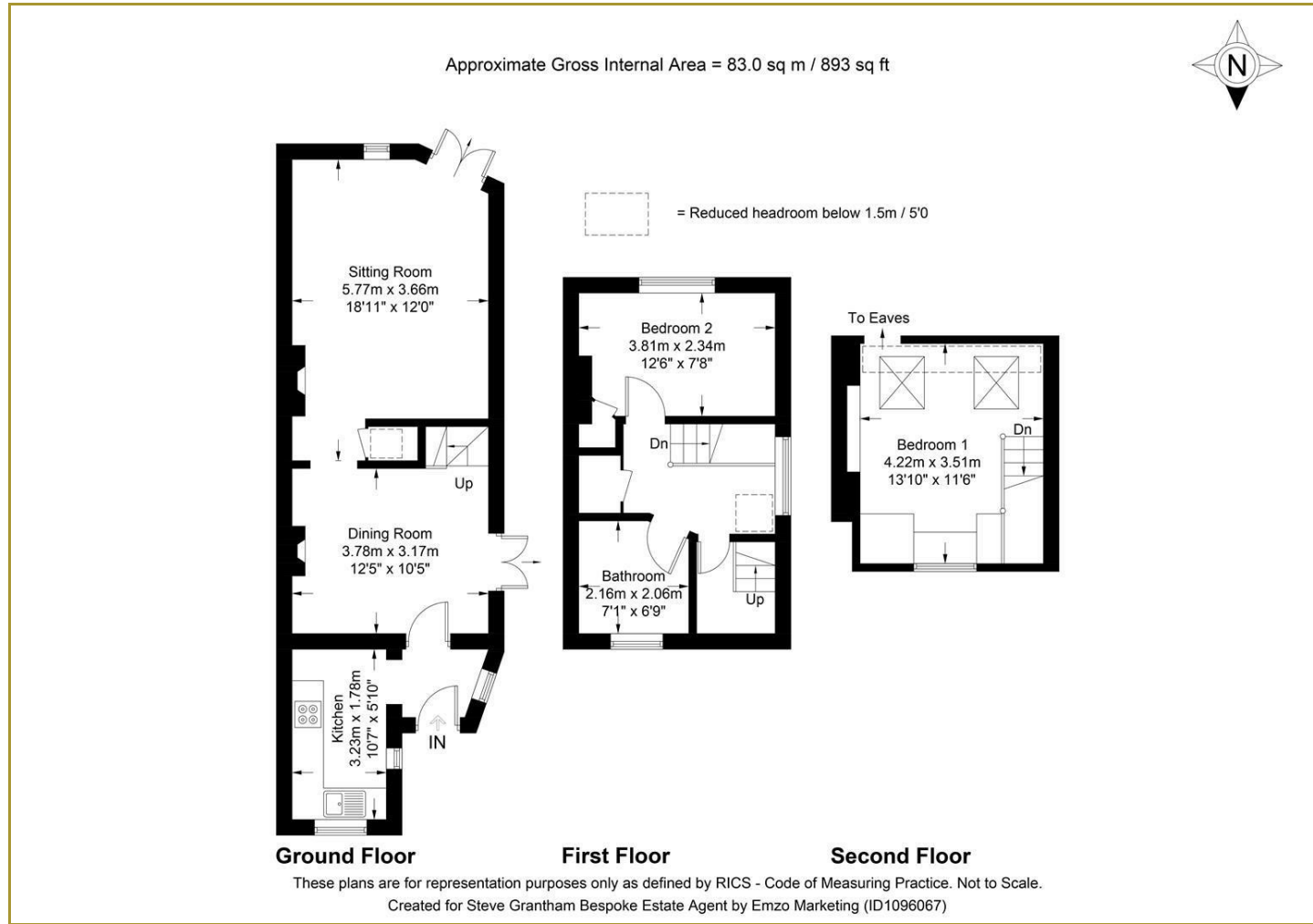




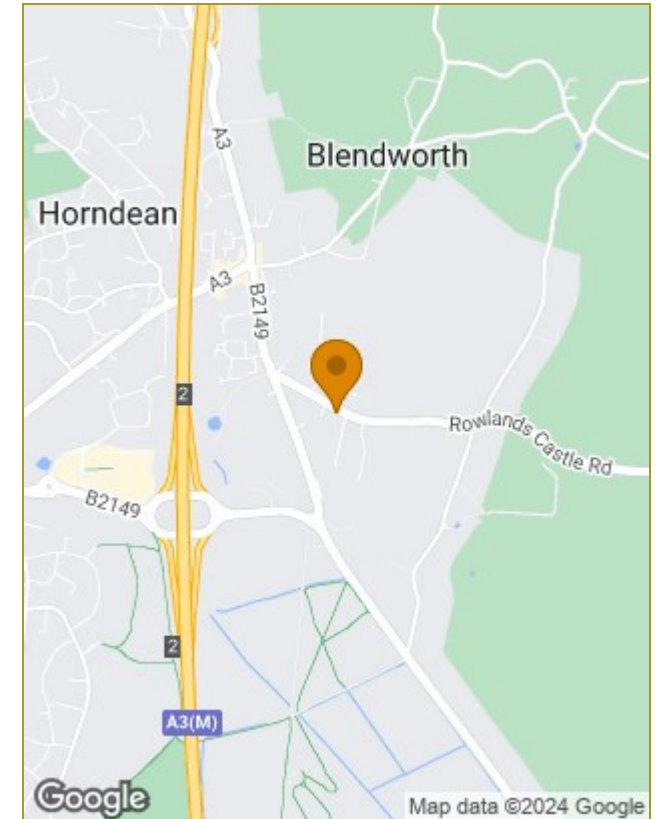




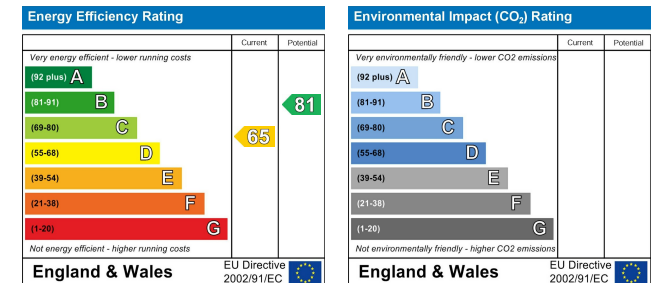
## Floor Plans



## 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.