





Offers in excess of £800,000

# 5 Oak Tree Close

## Rowland's Castle, PO9 6FB

- EXECUTIVE DETACHED HOME
- FOUR BEDROOMS
- STUDY & UTILITY ROOM
- DRIVEWAY & GARAGE
- SOUGHT AFTER LOCATION
- OVER 2000 SQ FT OF ACCOMMODATION
- THREE BATHROOMS
- OPEN PLAN KITCHEN/DINING
- LANDSCAPED REAR GARDEN
- CLOSE TO POPULAR SCHOOL

This executive detached modern family home is nestled within a sought-after development of high-quality properties, built by Bellway Homes in 2019. Positioned just south of Rowlands Castle village centre, it enjoys a quiet and convenient location with easy access to a nearby footpath leading directly to Redhill Road. A short stroll brings you to the heart of the village and the mainline railway station, offering regular services to London Waterloo in approximately 1 hour and 45 minutes – ideal for commuters. Families will also appreciate the close proximity of St John's Primary School, just a few minutes' walk away.



The property itself is exceptionally well-presented and thoughtfully designed to suit the needs of modern family living. To the front of the house, the study provides a versatile space that works equally well as a home office or a family/playroom. The main sitting room is light and airy with a rear-aspect outlook, offering access onto the garden patio, creating a relaxing space to unwind or entertain.

At the heart of the home lies the impressive kitchen/dining/family room. This open-plan space is beautifully appointed, featuring a re-fitted kitchen equipped with a full complement of high-quality modern appliances. A large central island, complete with integrated storage and a breakfast bar, separates the kitchen from the dining and family area. Bi-fold doors open directly to the landscaped rear garden, enhancing the flow between indoor and outdoor living. A spacious utility room offers additional functionality and connects directly to the large garage, while a cloakroom completes the ground floor layout.

Upstairs, the home continues to impress with four generously sized bedrooms. The two principal bedrooms benefit from stylish en-suite shower rooms, with the main bedroom further enhanced by a private dressing room and a range of fitted wardrobes. The remaining two double bedrooms share a well-appointed family bathroom, all of which feature contemporary white suites and large walk-in showers.

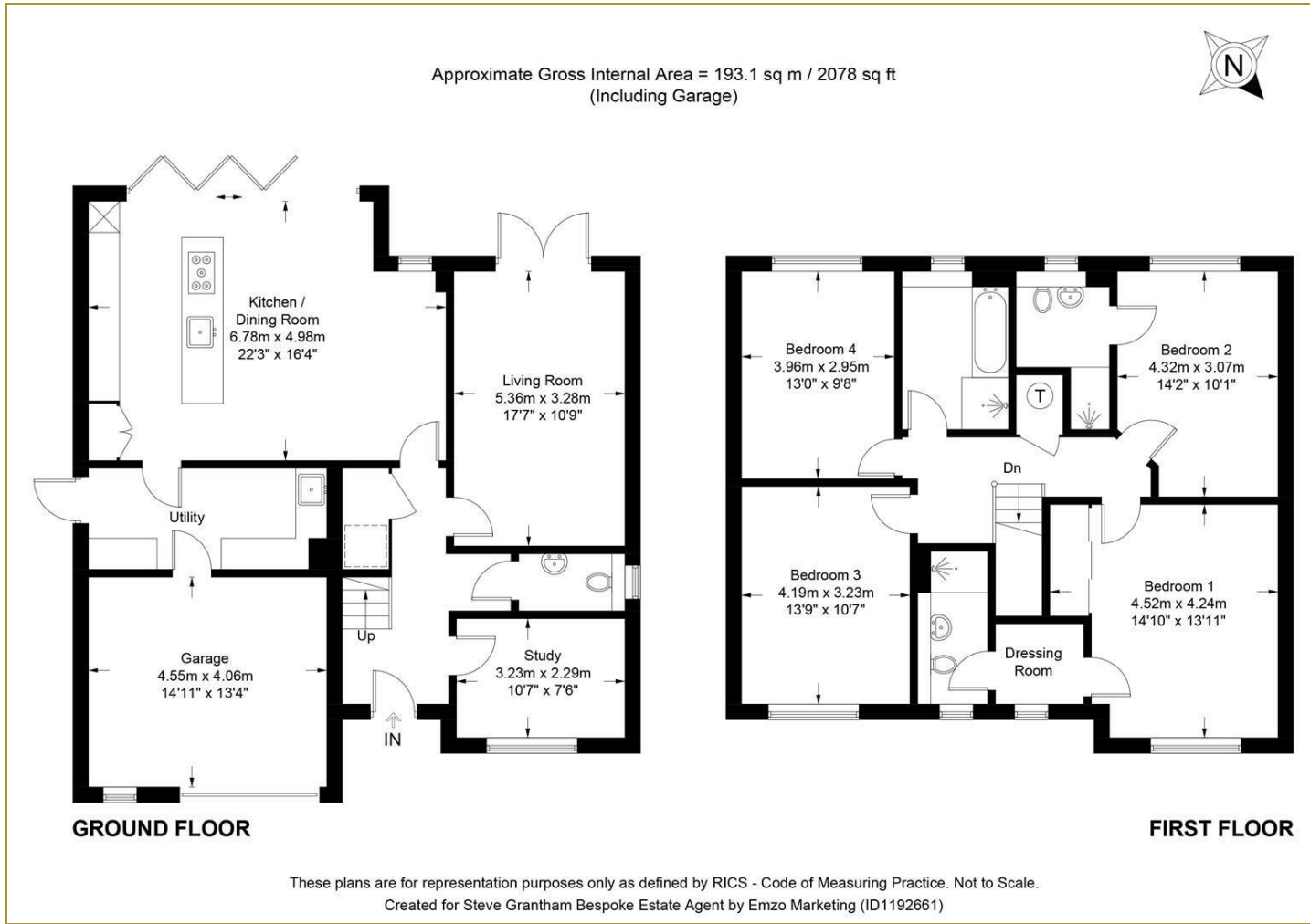
To the front, the garden is attractively arranged with artificial lawn and neatly planted shrub borders, complemented by a tarmac driveway providing off-road parking for two vehicles in front of the garage. The rear garden has been professionally landscaped to create a stylish and low-maintenance outdoor space, with a large resin patio perfect for alfresco dining and entertaining. An aluminium pergola offers a shaded retreat and currently houses a hot tub, while the remaining garden area is laid to artificial grass and framed by mature, well-stocked shrub borders. This is a truly exceptional home in a prime location, ideal for family life and modern-day comfort.



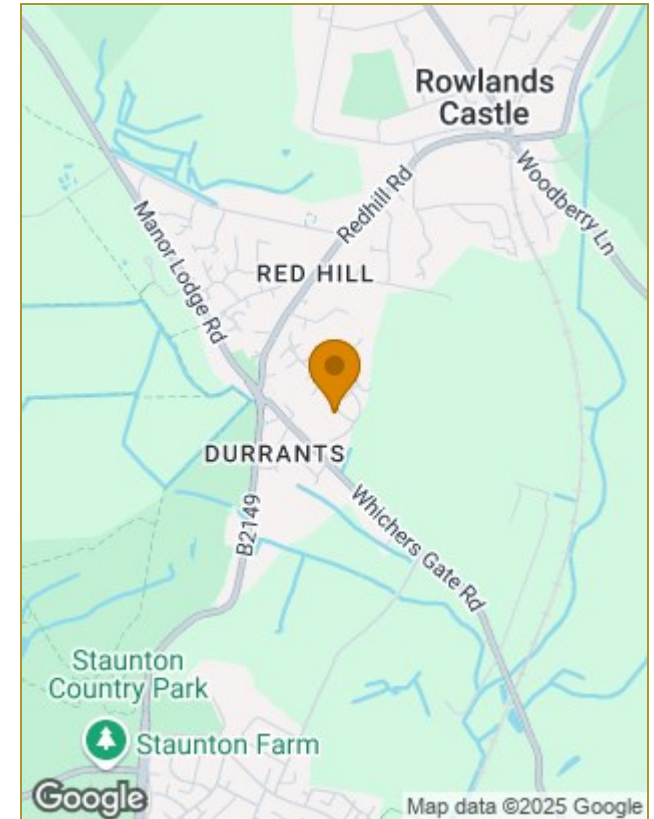




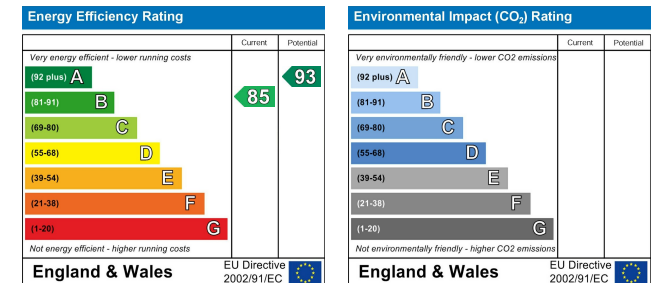
## Floor Plans



## 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.

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