



Binnington Royce
Estate Agents

BRAMBLING ROAD
ROWLANDS CASTLE
PO9 6HF

Brambling Road, Rowlands Castle, Hampshire, PO9 6HF

Guide Price- £735,000 – Freehold

NO ONWARD CHAIN. A wonderful opportunity to purchase this substantial, spacious four bedroom detached home, situated on a quiet cul-de-sac within the prestigious village of Rowlands Castle. The property is being sold with vacant possession and no onward chain. The front elevation of the property is very attractive and imposing with a well maintained landscaped front garden, lawn area and a good selection of mature plants and shrubs. The property benefits from a detached double garage to the side and off street parking for multiple vehicles.

Coming inside you are greeted by a light and bright entrance hallway with solid wood flooring, understairs storage and modern décor. The entrance hallway is central to the property providing a lovely flowing layout. The ground floor of the property offers excellent space for flexible modern living and comprises of a generously sized main reception/lounge with a large front aspect window, feature fireplace, neutral décor, newly fitted carpet along with double doors leading into the rear conservatory. The second reception room/dining room sits in the center of the property with solid wood flooring, neutral décor and sweeps around into the rear conservatory. The 220 square foot rear conservatory is a bright and airy room with solid wood flooring and heating. The Kitchen along with dining/breakfast area is of a considerable size and located at the rear of the property, with a large rear aspect window and double patio doors overlooking the rear garden. The kitchen offers a good range of matching wall and base units, integrated fridge and freezer, double wall oven, inset hob with extractor, inset sink with drainer and plumbing for dishwasher. Leading off the kitchen and located at the front of the property is the utility room with a front aspect window, side door, ceramic butler sink, matching units to the kitchen and plumbing for washing machine and space for a tumble dryer. The utility room also houses a newly installed high quality boiler. The third reception room/ study is located at the front of the property, with front aspect window, neutral décor and newly fitted carpet. The ground floor cloakroom benefits from a front aspect window and comprises of a WC and pedestal wash hand basin.

Coming upstairs to the first floor of the property onto the light and spacious landing area. Leading off are four bedrooms including master suite, family bathroom and storage cupboard. The master bedroom is sizable with bespoke built in wardrobes, newly fitted carpet and a rear aspect window. The master ensuite bathroom boasts a four-piece bathroom suite, with a full sized bath, large walk-in shower, WC and contemporary pedestal wash hand basin. The further three bedrooms located on the first floor all benefit from neutral décor and newly fitted carpet. Two are large double rooms and a single room with built-in closet style storage.

Coming outside to the rear garden, multiple patio doors open out onto the patio area and the well maintained lawn along with flower and shrub borders beyond. The rear garden benefits from a summerhouse style outbuilding, side access and a door leading to the garage.

Location: The property is situated in the prestigious village of Rowlands Castle, it lies on the fringes of the South Downs National Park on the border of Hampshire and West Sussex. It is a beautiful traditional village with a village green, Golf Course and Golf Club, several pubs, a lovely café and a few small local shops. It offers excellent transport links, including direct train routes into London Waterloo and Portsmouth.



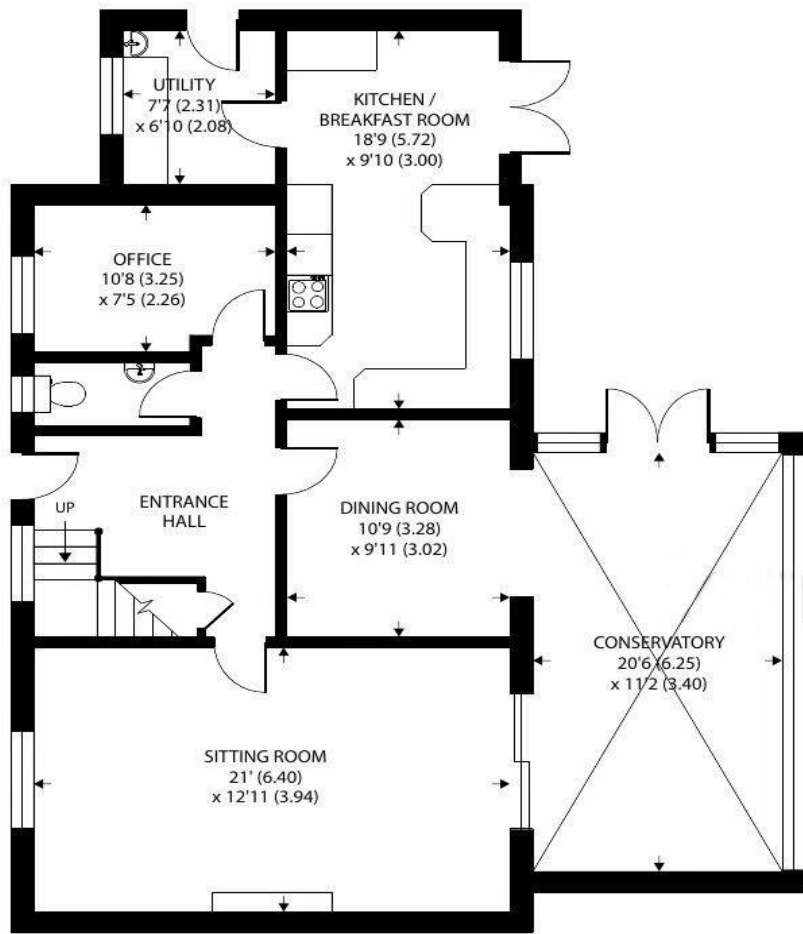




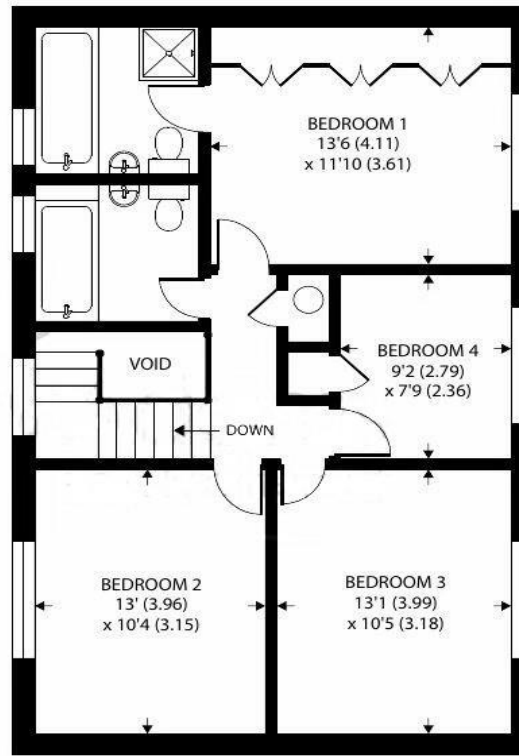




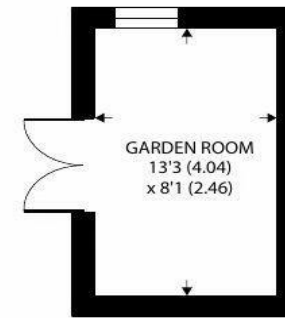
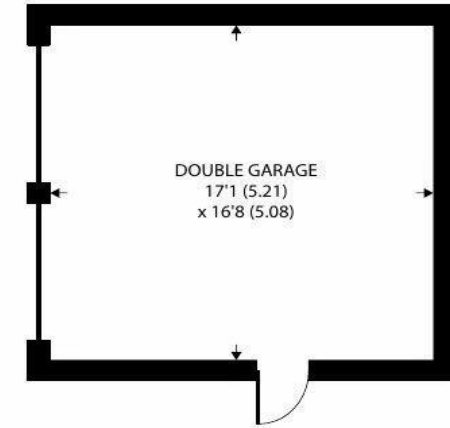




GROUND FLOOR



FIRST FLOOR



OUTBUILDING



17 Brambling Road, Rowland's Castle

Approximate Area = 2186 sq ft / 203.1 sq m (includes garage)

Outbuilding = 109 sq ft / 10.1 sq m

Total = 2295 sq ft / 213.2 sq m

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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