



*Binnington Royce*  
Estate Agents

Deerleap Lane  
ROWLANDS CASTLE  
PO9 6FD

# FOR SALE Guide Price £585,000 – Freehold

## Deerleap Lane, Rowlands Castle, Hampshire, PO9 6FD

A rare opportunity to purchase this immaculately presented, three double bedroom, semi detached home. The property was built to a high specification by Nicolas King Homes and still has builders warranty remaining. The property is situated within a much desired, exclusive gated development in the heart of the prestigious village of Rowlands Castle, being just a short stroll to the local amenities, train station along with nearby woodland and countryside walks.

Upon entering the exclusive development via private electric entry gates, a short lane leads you past a picturesque pond and through the idyllic surroundings.

Approaching the property, a picket fence encloses a front garden area, along with a driveway leading into the integral garage with electric, remote controlled up and over garage door, Power, and lighting. The driveway and garage offer off street parking for multiple vehicles.

Coming inside you are greeted by a spacious entrance hallway, with neutral décor and Amtico flooring. The hallway is central to the property providing a lovely flowing layout. Leading off the hallway and into the generously sized, open plan Kitchen and main reception with dining area, located at the rear of the property. The kitchen with a large rear aspect window and garden views offers an excellent range of modern, shaker style matching wall and base units, integrated appliances including fridge freezer, dishwasher and washing machine, inset hob with extractor hood, and inset sink with drainer, cupboard housing the boiler and Amtico flooring. The living and dining areas are again of a generous size, the room boasts a feature log burner, Amtico flooring and large french doors leading out into the rear garden. The ground floor also consists of a door leading into the integral garage, a large understairs storage cupboard and a good sized cloakroom with a front aspect window, WC, wash hand basin with vanity, heated towel rail, tiled flooring and part tiled walls.

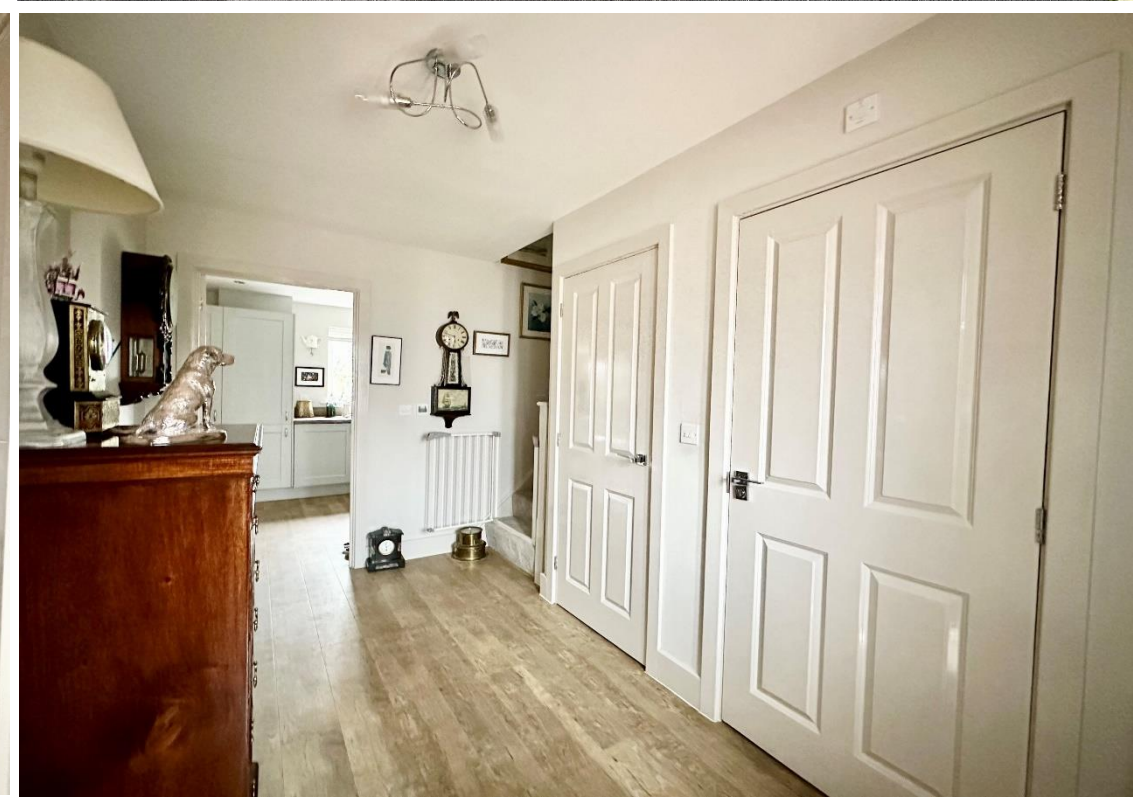
Heading upstairs to the landing area, the first floor of the property comprises of three double bedrooms including a master bedroom with ensuite and a stylish family bathroom. The master bedroom suite is situated at the rear of the property with a rear aspect window, bespoke fitted sliding wardrobes and a contemporary style tiled ensuite shower room, featuring a large shower cubicle, basin with vanity, WC, heated towel rail and underfloor heating. The further two double bedrooms are both light and bright with large windows and neutral décor. The family bathroom is tiled and boasts a bath with overhead shower, shower door, WC, basin with vanity, heated towel rail and a front aspect window.

The loft space is accessed from the first floor landing and is fully boarded with lighting.

Coming outside through the rear french doors into the garden. The garden had been beautifully landscaped by the current owner and benefits from a wonderful selection of plants and shrubs along with a garden shed and greenhouse, both with lighting and power. There is side access, exterior power and water tap.

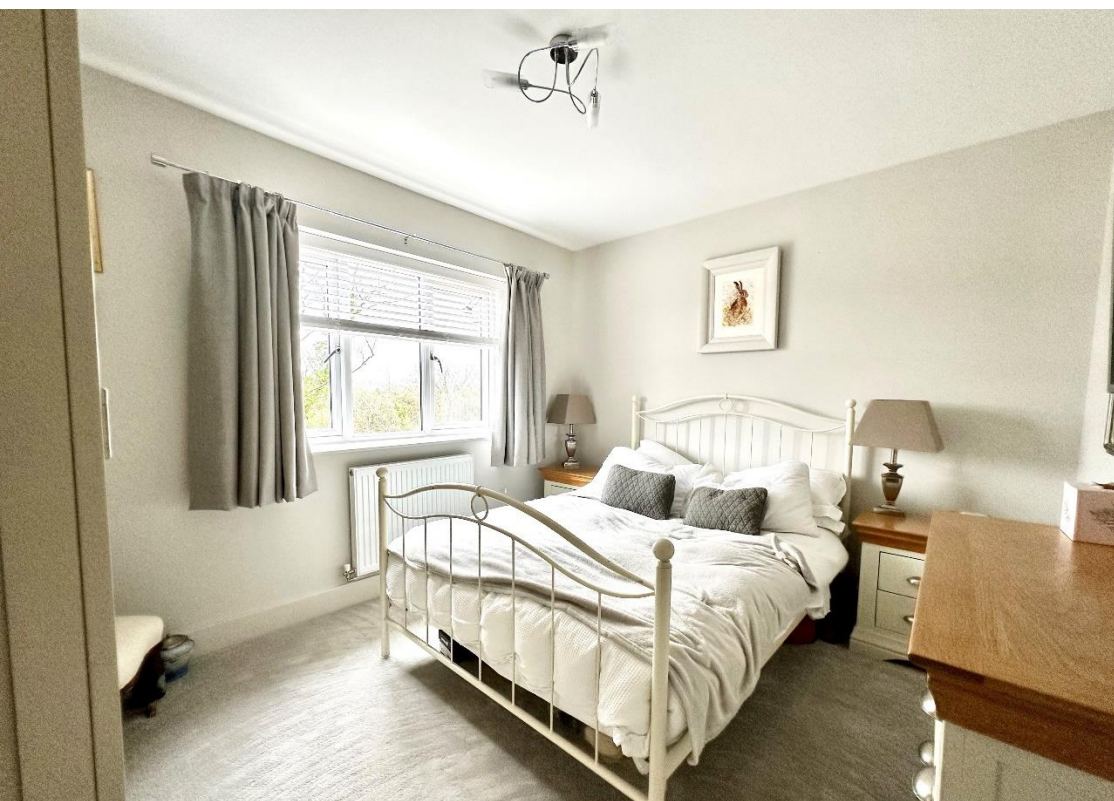
Location: The property is situated in the prestigious village of Rowlands Castle, it lies on the fringes of the South Downs National Park on the border of Hampshire and West Sussex. It is a beautiful traditional village with a village green, Golf Course and Golf Club, several pubs, a lovely café and a few small local shops. It offers excellent transport links, including direct train routes into London Waterloo and Portsmouth and just a five minute drive to the A3.

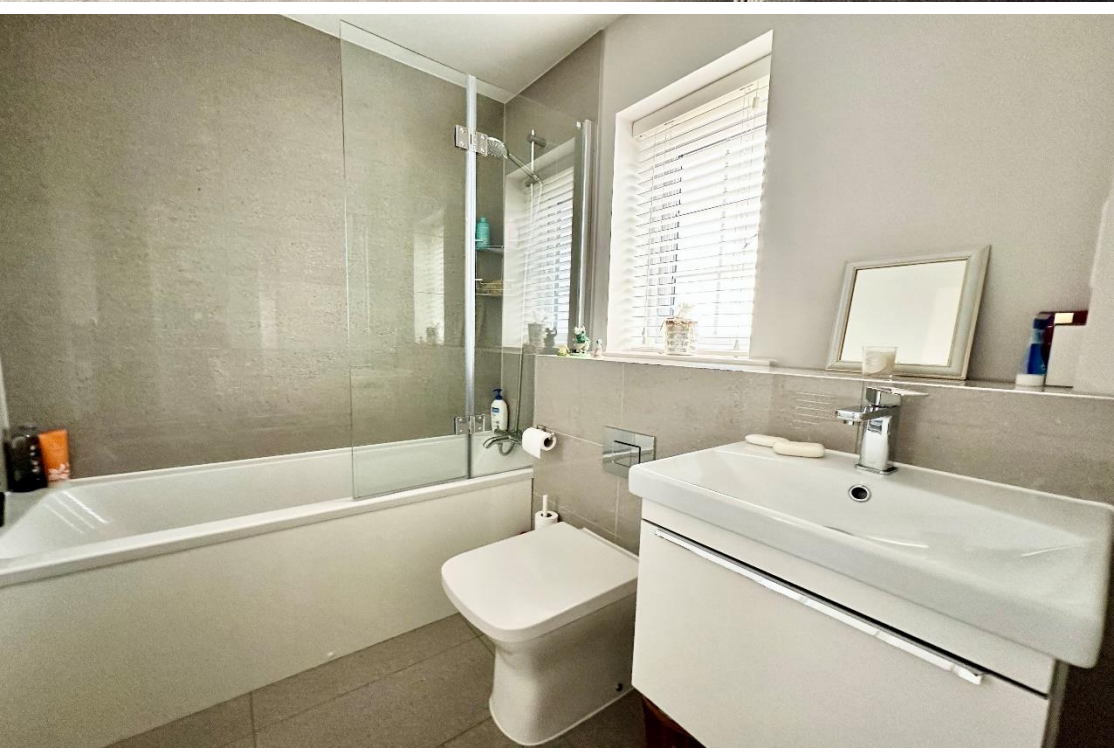
Viewing is highly recommended to appreciate this lovely property and its beautiful location.





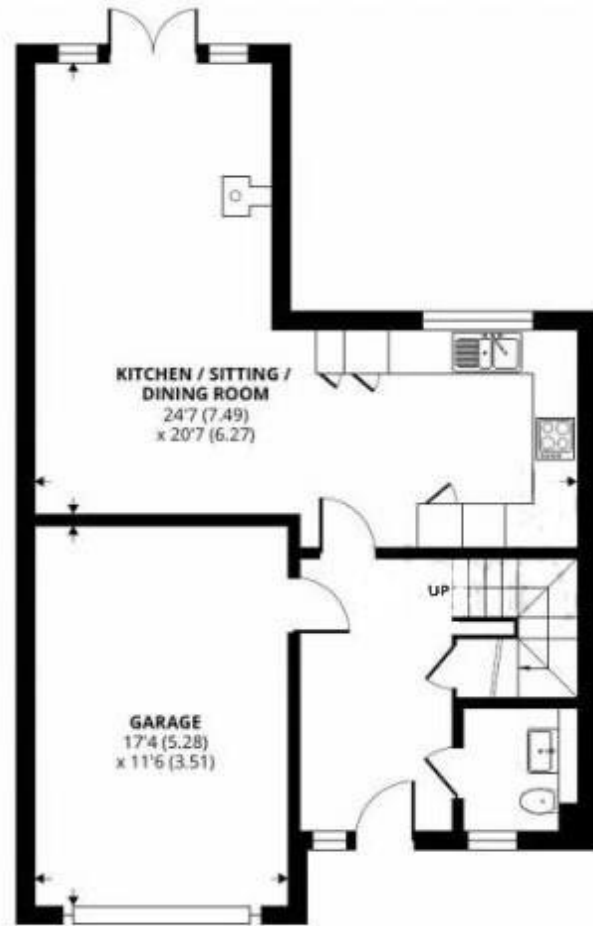












GROUND FLOOR



FIRST FLOOR

### 32 Deerleap Lane, Rowland's Castle

Approximate Area = 1279 sq ft / 118.8 sq m (includes garage)

For identification only - Not to scale

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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