



*Binnington Royce*  
Estate Agents

The Drift  
ROWLANDS CASTLE  
PO9 6DG



# FOR SALE Guide Price £475,000 – Freehold

## The Drift, Rowlands Castle, Hampshire, PO9 6DG

A wonderful opportunity to purchase this double fronted, light and spacious, three bedroom semi-detached home, situated on a highly requested road in the heart of the prestigious village of Rowlands Castle. The property is located just a short stroll to the local amenities and train station along with nearby woodland and countryside walks.

The property offers plenty of scope for improvement and to make this home your own, along with the potential to extend (subject to obtaining the relevant planning permission).

Approaching the property is an enclosed front garden, mainly laid to lawn along with and a driveway offering off street parking.

Inside, the ground floor of the property is light and bright, with an abundance of natural light streaming through the large windows. Upon entering the property, you are greeted by a central entrance hall. Leading off the entrance hall are two reception rooms and a central staircase ascending to the first floor. The first of the reception rooms is of generous proportions and benefits from double aspect windows to the front and rear elevations of the property and a feature brick fireplace. The second reception room is open plan with the kitchen and features double aspect windows to the front and rear, a feature brick fireplace, and a breakfast bar area adjoining the kitchen. The kitchen offers a good range of matching wall and base units, inset hob with extractor, oven, inset sink with drainer, tiled flooring, spotlighting and understairs storage cupboard. Leading off the kitchen and located at the rear of the property is a utility area with a door leading out into the rear garden along with a wall mounted boiler and space for appliances. The family bathroom is again located at the rear of the property and comprises of a rear aspect window, a full sized bath with shower over, WC, pedestal basin and a heated towel rail.

Coming upstairs to the landing area, the first floor of the property is bright and airy and offers three bedrooms. The principle bedroom boasts double aspect windows to the front and rear elevations enjoying pleasant views over the rear garden, along with a ensuite shower room with WC, basin and wet room style shower. The second bedroom is a double room and situated at the front of the property with a large front aspect window. The third bedroom is a large single room and situated at the rear of the property, with rear aspect views.

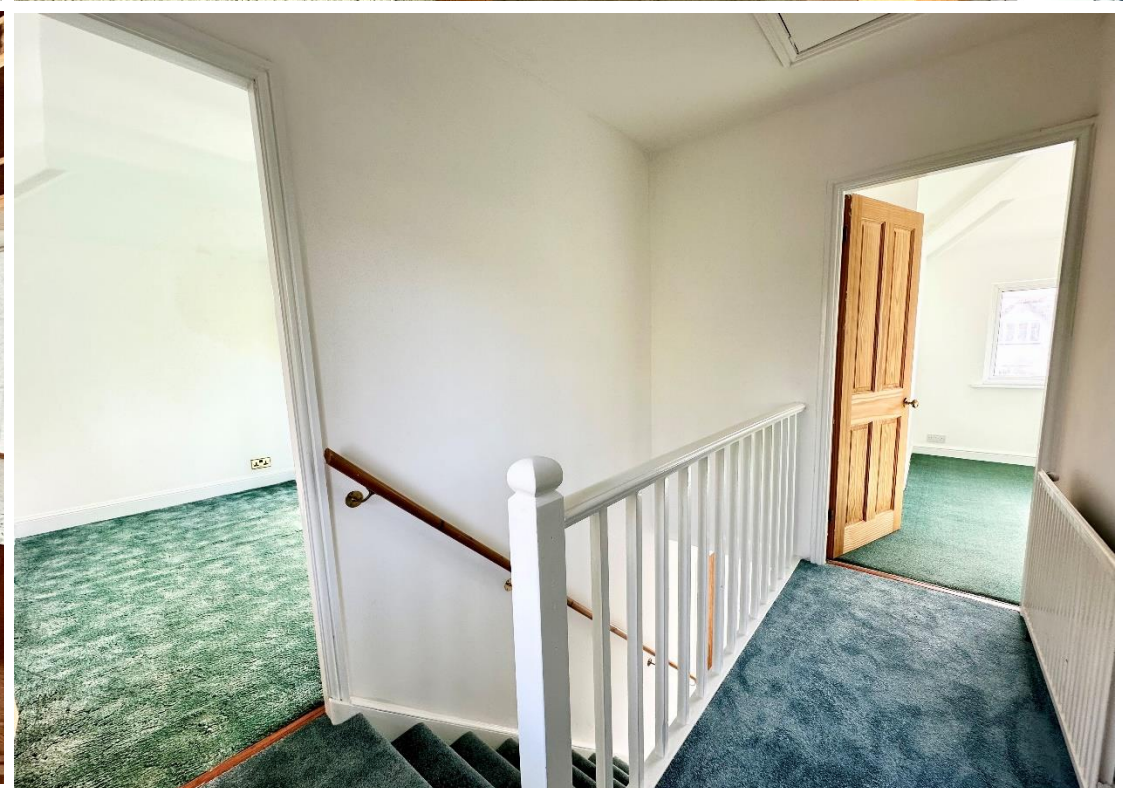
Outside, the rear garden is generously sized, in excess of 90ft long, mainly laid to lawn with mature shrubs borders and trees and wide side access.

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.















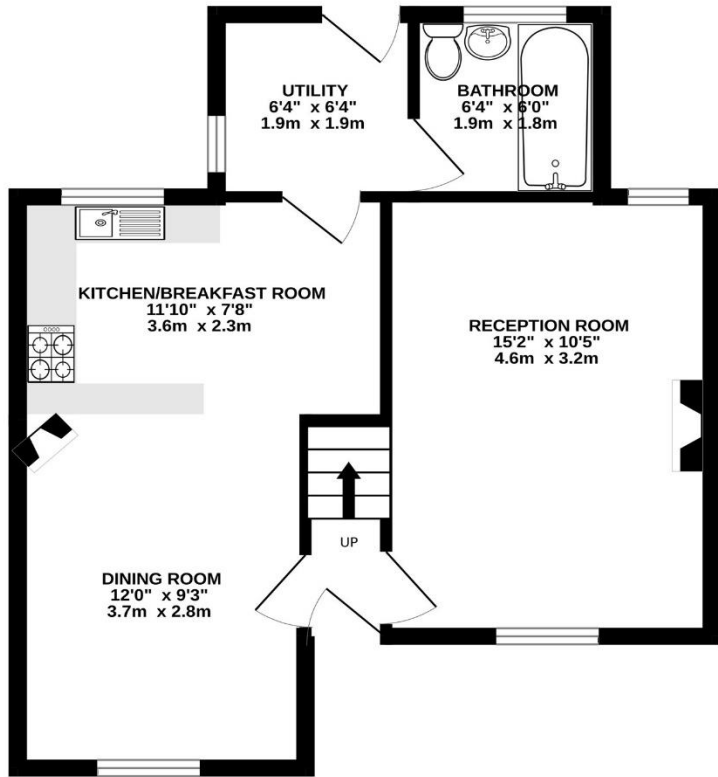




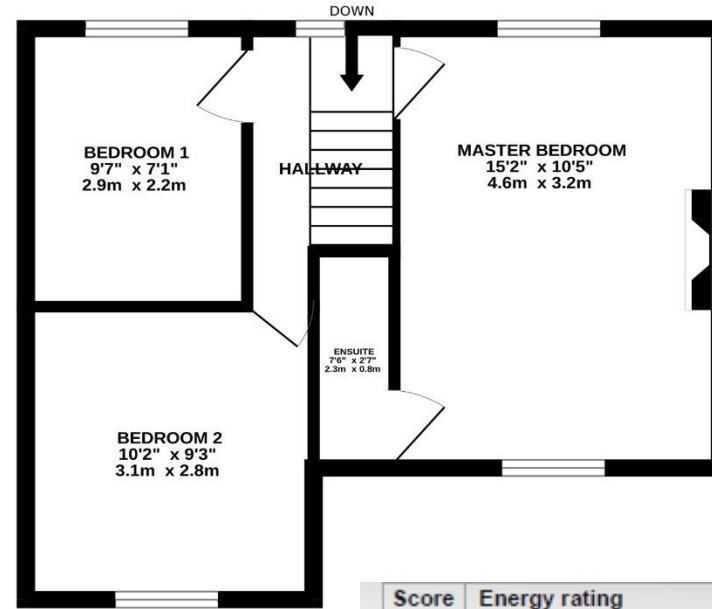




GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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