



*Binnington Royce*  
Estate Agents

Deerleap Lane  
ROWLANDS CASTLE  
PO9 6FD



# FOR SALE Guide Price £420,000 – Freehold

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

A rare opportunity to purchase this beautifully presented, two 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. The property is being sold with vacant possession and no onward chain. The motivated sellers are open to offers for quick sale.

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

Approaching the property, a block paved driveway provides off street parking along with a lawed area and landscaped surroundings.

Coming inside you are greeted by a light and bright entrance hallway. Leading off the hallway and into the spacious, open plan Kitchen and main reception with dining area. The room boasts a feature log burning stove, large French style patio doors and rear aspect window. The kitchen features a front aspect window with plantation style shutter and offers a good range of modern, shaker style matching wall and base units, integrated appliances including fridge freezer, dishwasher, inset hob with extractor hood, oven and inset sink with drainer along with a cupboard housing the boiler. The ground floor also features a large understairs storage cupboard, utility cupboard with plumbing for washing machine and a good sized cloakroom with a front aspect window, concealed cistern WC, wash hand basin with vanity, heated towel rail, tiled flooring and part tiled walls. Highly desirable Amtico flooring flows throughout the entire ground floor of the property.

Ascending upstairs onto the landing area, the first floor of the property comprises of two double bedrooms both with ensuite bathrooms. The principal bedroom suite is situated at the front of the property and benefits from dual front aspect windows with plantation shutters, dressing area with fitted wardrobes and a contemporary style tiled ensuite shower room, featuring a large shower cubicle, basin with vanity, concealed cistern WC, heated towel rail and underfloor heating. The further double bedroom suite is situated at the rear of the property, featuring a rear aspect window with garden views and a contemporary ensuite bathroom with tiled underfloor heating, part tiled walls, bath with overhead rainforest shower, glass shower door, concealed cistern WC, basin with vanity, heated towel rail and a rear aspect window.

The loft space is accessed from the first floor landing.

Coming outside through the rear french doors into the garden. The garden is well maintained with a patio area, low maintenance artificial lawn, raised flower beds and an attractive wooden summer house with double glazing, power and lighting suitable for a home office, gym or playroom.

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.













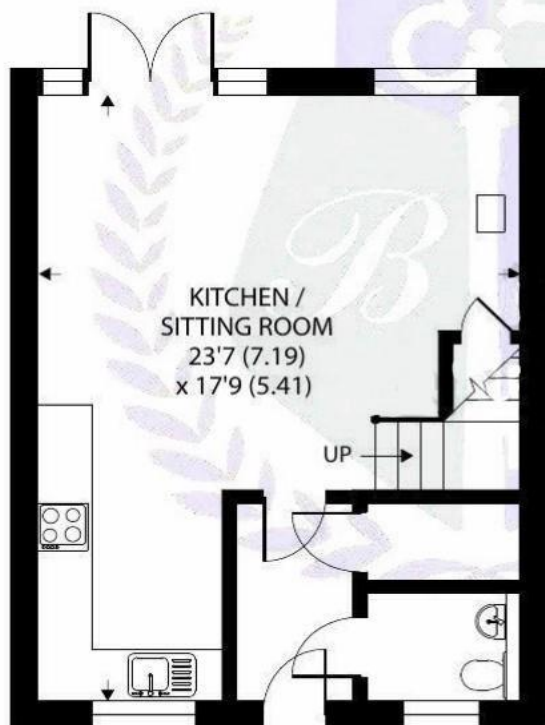




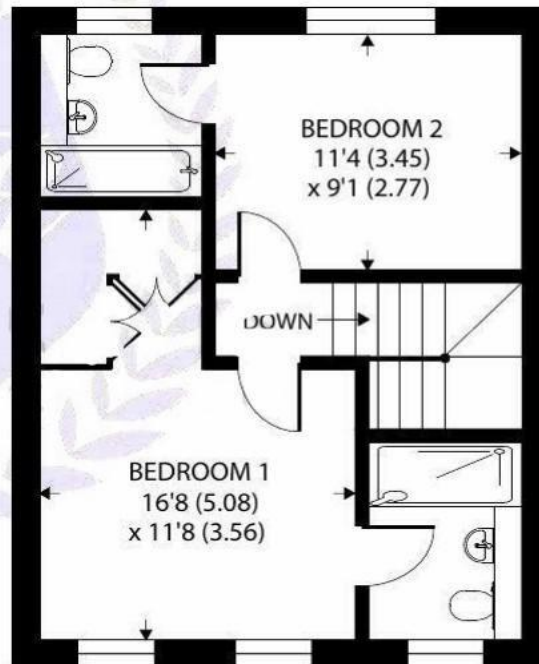
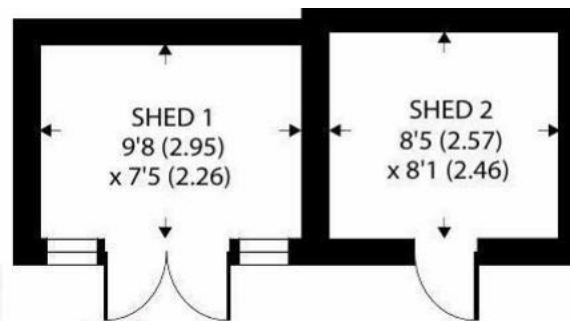








GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 25 Deerleap Lane, Rowland's Castle

Approximate Area = 838 sq ft / 77.9 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 978 sq ft / 90.9 sq m

For identification only - Not to scale



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