



*Binnington Royce*  
Estate Agents

Links lane  
ROWLANDS CASTLE  
PO9 6AD

# FOR SALE Guide Price £795,000 – Freehold

## Links lane, Rowlands Castle, Hampshire, PO9 6AD

An exceptionally attractive, four bedroom, double fronted, semi detached home situated on the highly desirable Links Lane in the heart of the prestigious village of Rowlands Castle. The property's prime location is in close proximity of the local amenities and enjoys splendid views over the village green.

The property is beautifully presented with light and spacious, well proportioned rooms, a single attached garage and a generously sized rear garden. The property has the added attraction of planning having already been granted for a third floor of living accommodation, featuring a further two bedrooms along with Jack & Jill bathroom, dressing room and front aspect Dormer window. (Details and plans are available upon request.)

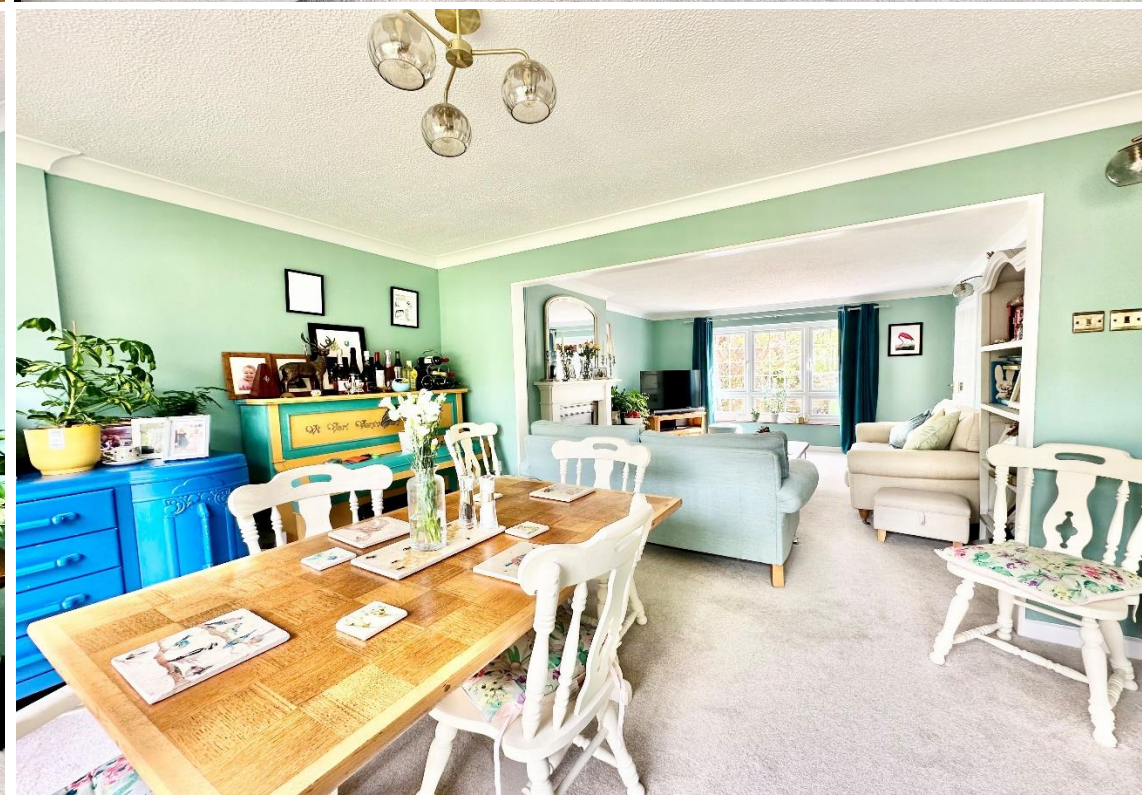
Approaching the property, its desirable location being just a few feet from the popular village green, the front façade is extremely attractive and well maintained, a wall enclosed front driveway provides ample off street parking for multiple vehicles along with several mature plants and shrubs.

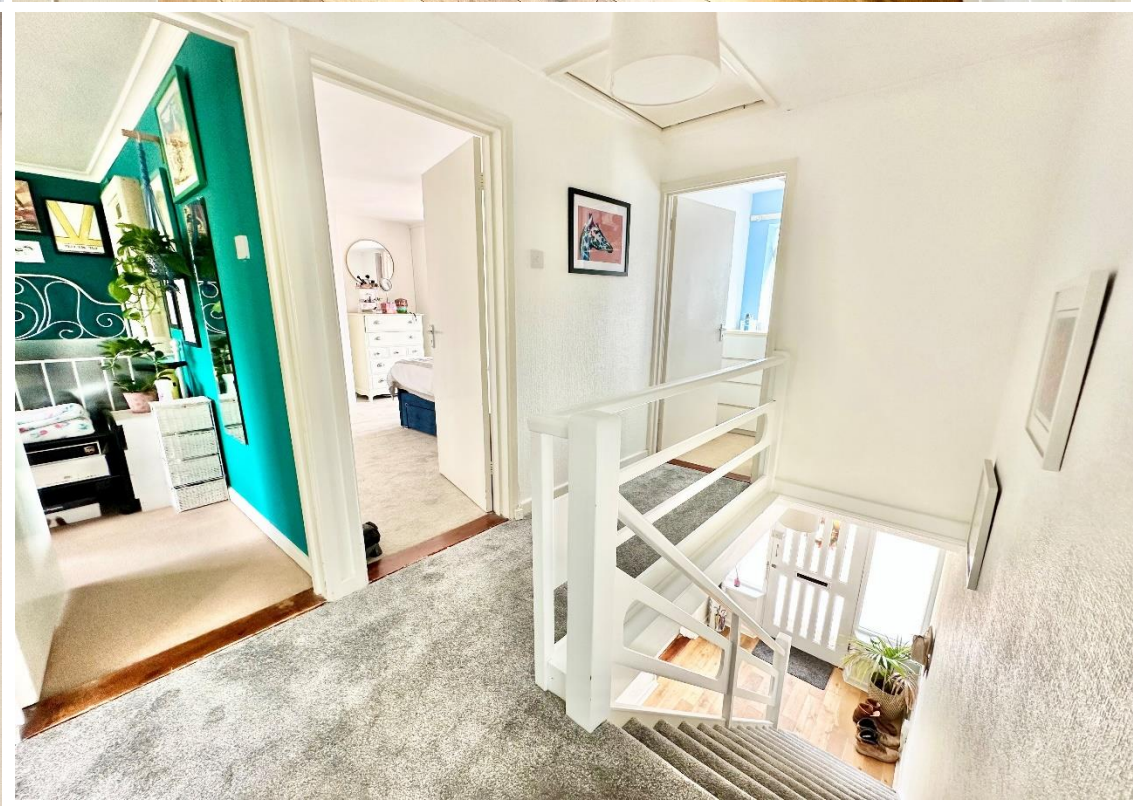
Entering the property into the entrance hallway, leading off and situated at the front of the property is the main reception room. The room is warm and inviting, boasting a feature fireplace with built in storage into the recess and a large front aspect window allowing plenty of natural light to flood into the room. The room is open plan and flows nicely into the second reception room, currently used as a dining room. The room enjoys direct access out into the rear garden through sliding patio doors. The kitchen is located at the rear of the property with double aspect windows to the rear and side elevations and a back door leading out onto the rear patio and garden beyond. The kitchen offers a very good range of modern shaker style wall and base units, integrated appliances including dishwasher and fridge freezer, along with space and plumbing for washing machine and tumble dryer. Also situated on the ground floor is a convenient cloakroom, with a side aspect window, WC and basin with vanity.

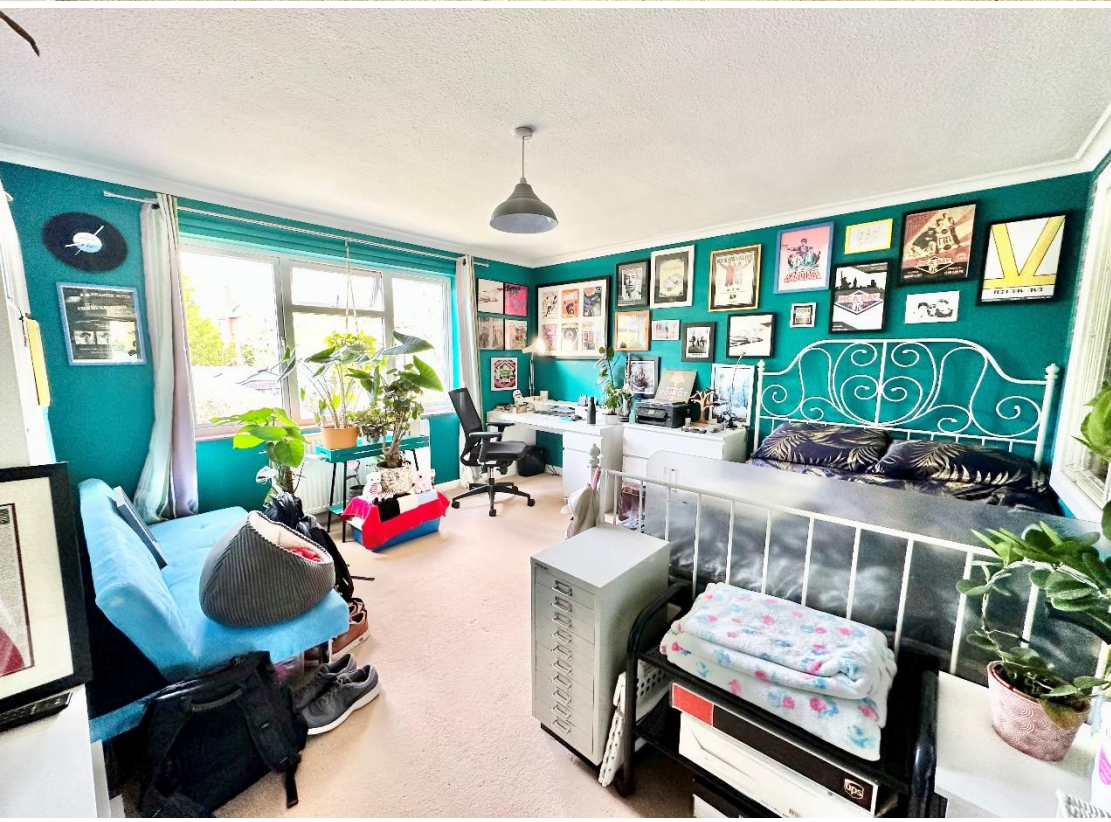
Ascending upstairs to the first floor and onto the landing area, leading off are four double bedroom and a family bathroom. The principal bedroom is situated at the front of the property. The room is spacious with neutral décor and built-in wardrobes along with a front aspect window enjoying beautiful views over the village green. The second bedroom is another sizable double room located at the rear of the property, with a large rear aspect window overlooking the garden. The further two bedrooms are both double rooms, one is situated at the rear of the property with a large rear aspect window and the other being located at the front of the property with double front aspect windows, again enjoying views over the village green. The family bathroom features a side aspect window and a modern four-piece bathroom suite, including a full sized bath, large shower cubicle, WC & Basin.

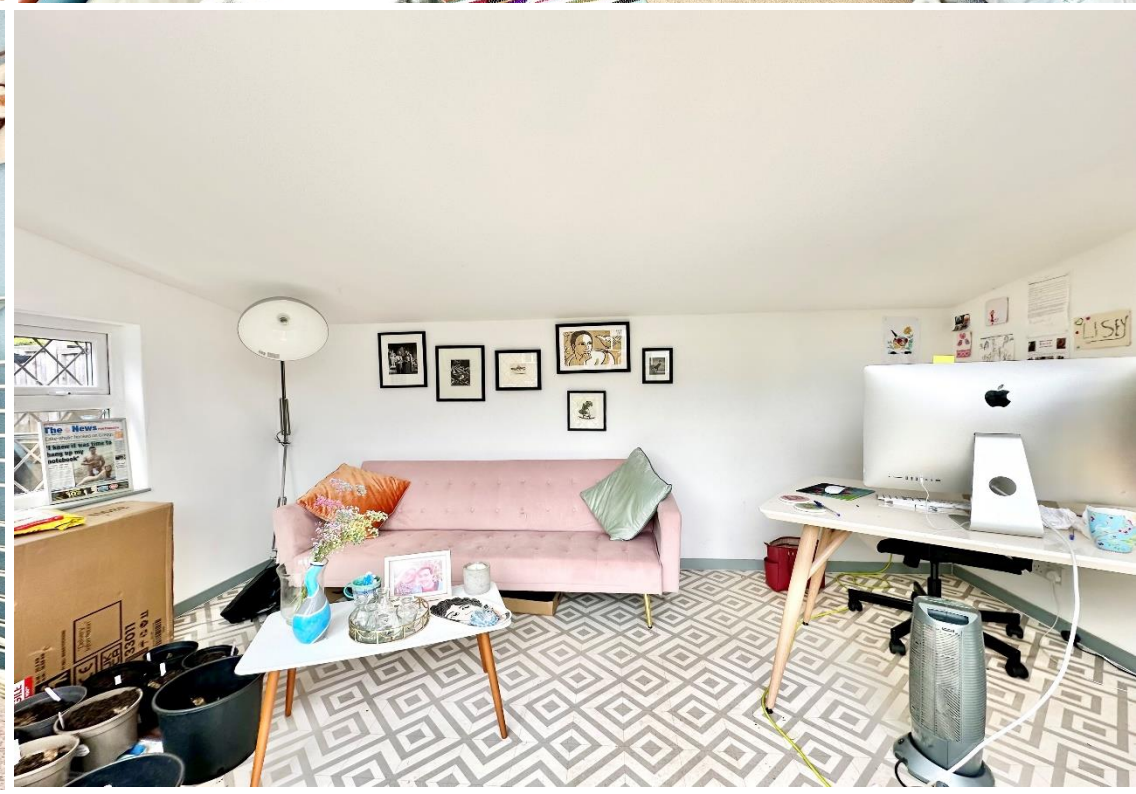
Coming outside to the rear garden, the garden is approximately 80ft in length and very well maintained, mainly laid to lawn with a good selection of mature plants and shrub, side access and several outbuildings/sheds, including a fully functional garden room, with lighting and power, perfect for a home office or gym.

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 (1h 22m) and Portsmouth (22m), also just a five minute drive to the A3 offering a direct driving route into London and the M25.

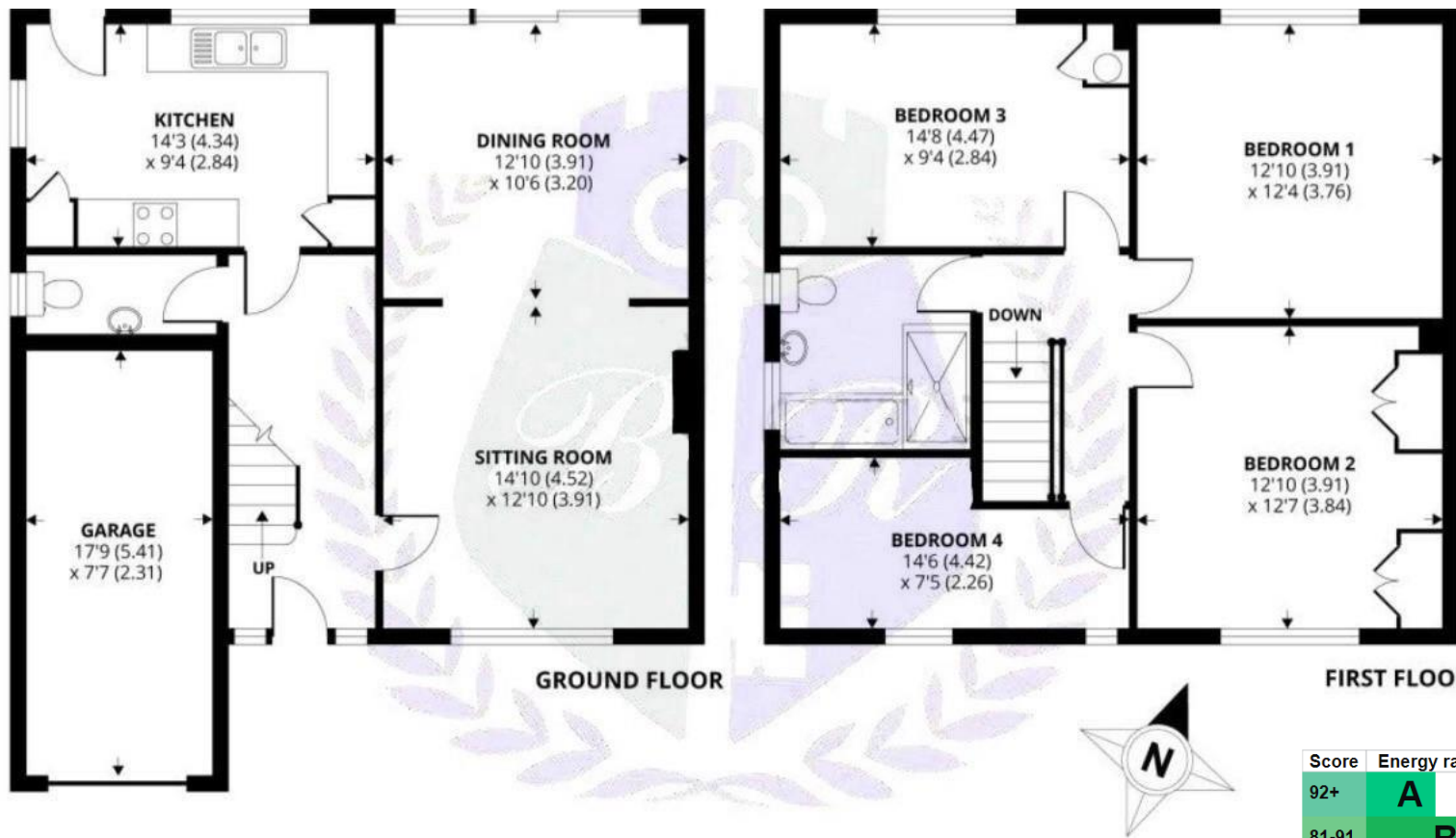












## 2B Links Lane, Rowland's Castle

APPROX. GROSS INTERNAL FLOOR AREA 1458 SQ FT 135.4 SQ METRES (INCLUDES GARAGE)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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