



Binnington Royce
Estate Agents

Whichers Gate Road

ROWLANDS CASTLE
PO9 6BB

Location and Setting

This detached property is situated within 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.



Outside Space

The private south facing rear garden is well maintained, mainly laid to lawn with a good selection of mature plants and shrubs and side access.



14 Whichers Gate Road

This three bedroom chalet style, detached home is situated within the highly desirable village of Rowlands Castle, being a short distance to the village's local amenities and train station, and within close proximity of the popular coastal town of Emsworth. The property is light, spacious and well proportioned featuring three bedrooms, three reception rooms including a study, generously sized main reception room, dining room, kitchen breakfast room, family bathroom, cloakroom and a private south facing rear garden.

Approaching the property, a large driveway provides ample off-street parking for multiple vehicles along with a front garden and pathway leading you up to the front entrance.

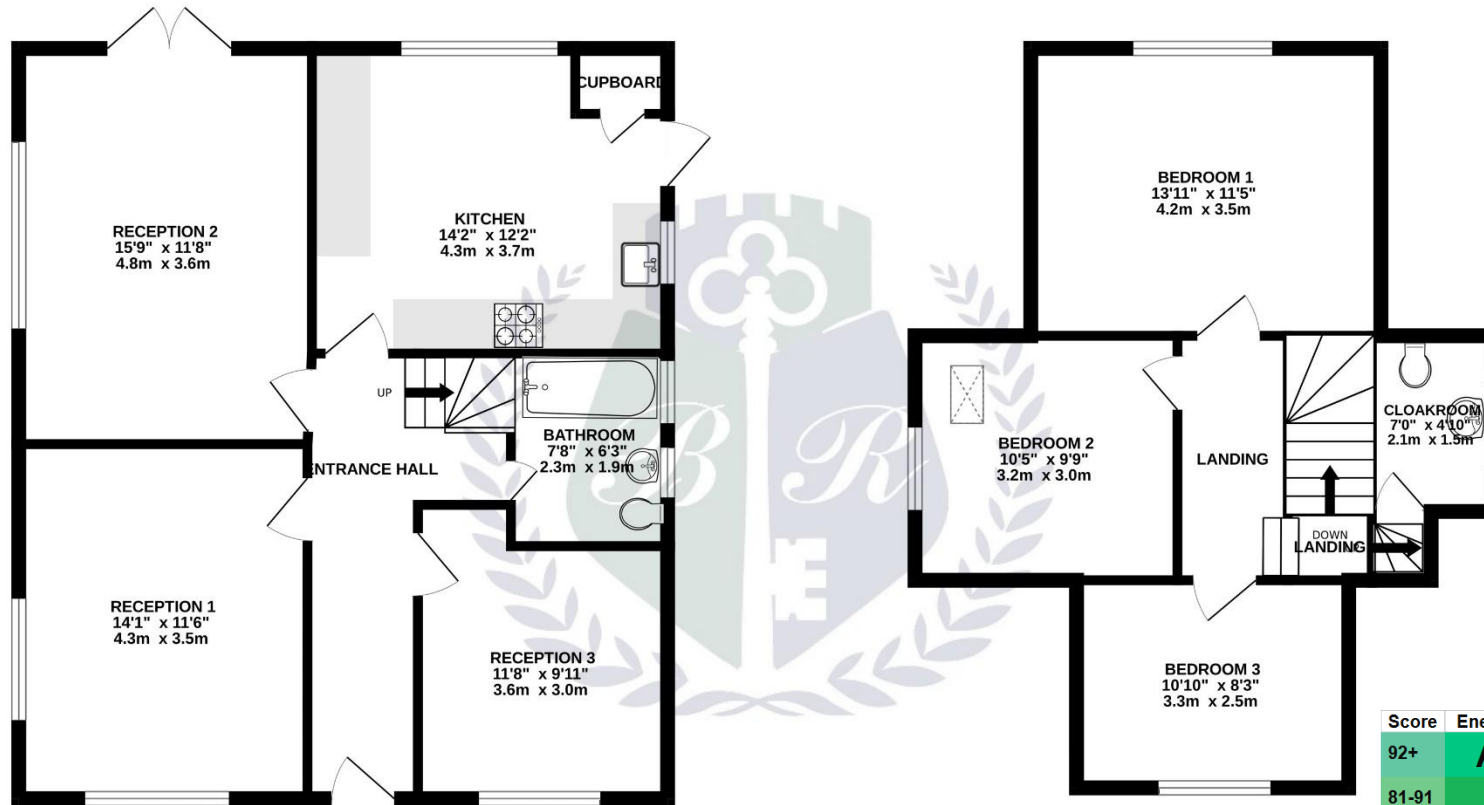
Upon entering the property, you are greeted by a spacious and bright entrance hallway, the hallway is central to the property providing a lovely flowing layout. Located at the rear of the property is the main reception room, the room is of excellent proportions and features double aspect windows and French style patio doors leading out into the garden. The further two reception rooms are situated at the front of the property, currently used as a formal dining room and a study, both rooms feature large windows allowing plenty of natural light to enter the rooms. The family bathroom is located on the ground floor and features a side aspect window, bath with shower over, basin with vanity, concealed cistern WC and heated towel rail. The Kitchen breakfast room is located the rear of the property and boasts double aspect windows to the side and rear elevations and a side door leading to the garden. The kitchen offers a good range of matching wall and base units, wall oven, inset hob, inset sink, space for fridge freezer and space and plumbing for a washing machine.

Ascending to the first floor and onto the spacious landing area, the principal bedroom is bright and generously sized, featuring a large rear aspect window with garden views and eves storage. The second and third bedrooms are both double rooms and both feature large windows. Also situated on the first floor is a convenient cloakroom, featuring a side aspect window, WC and basin.



GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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