



70 Oak Tree Close

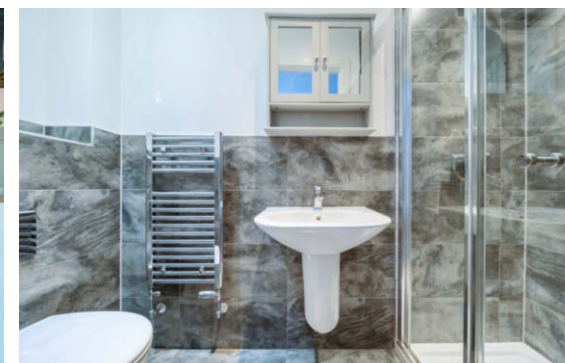


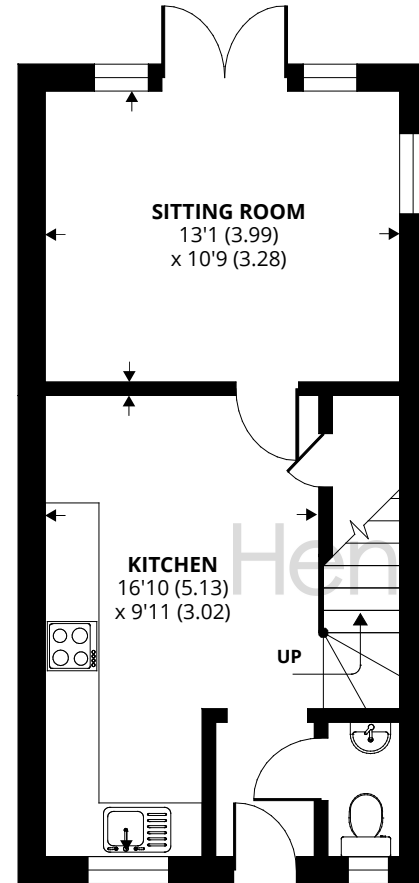
- ▶ Relax with the family in the secluded rear garden
- ▶ Enjoy the quiet and secluded location
- ▶ Take the train to London from from nearby Rowlands Castle
- ▶ Entertain in the spacious sitting room
- ▶ Park your vehicles in the 2 allocated parking spaces
- ▶ Offered with no forward chain
- ▶ Large main bedroom suite with built in wardrobe and en suite
- ▶ Side access to the front of the property

Introducing a charming and immaculately presented 2 bedroom end of terrace property, situated in a tranquil and secluded location. This residence boasts an array of desirable features, including a relaxed rear garden perfect for unwinding with family and friends. The property further benefits from two allocated parking spaces, providing convenient parking options for residents and guests alike.

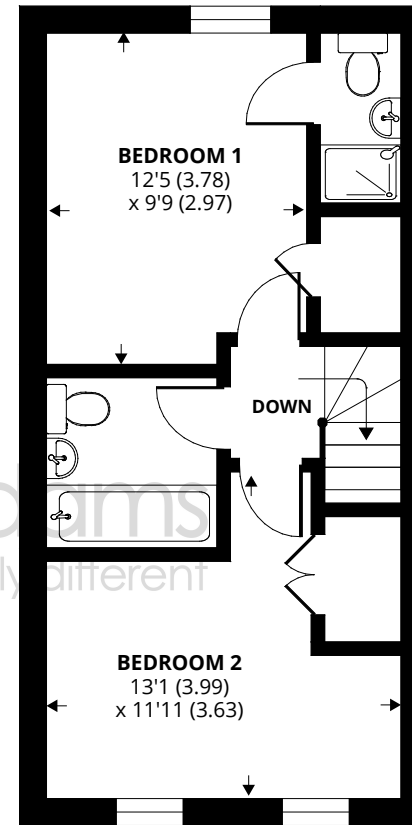
As you step inside, you will notice the bright and spacious sitting room, providing an ideal space for entertaining and relaxation. The main bedroom suite, complete with a built-in wardrobe and en suite facilities, offers a luxurious and private retreat. Additional highlights of this delightful property include side access to the front of the property, allowing for easy maintenance and access.

Perfectly catering to those seeking a peaceful and comfortable abode in a sought-after area, this property encapsulates both convenience and tranquillity. Contact us now to arrange a viewing and experience first-hand the charm and allure of this wonderful home.





GROUND FLOOR



FIRST FLOOR

Oak Tree Close, Rowland's Castle, PO9

Approximate Area = 694 sq ft / 64.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © njchecom 2024. Produced for Henry Adams. REF: 1075640

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Situation

Rowlands Castle is a much-requested village sat on the western side of the Hampshire/West Sussex border and on the fringe of the South Downs National Park. There are plenty of opportunities for rural pursuits nearby with a golf course, tennis club and the Stansted Estate all within a kilometre of the house. The village train station offers mainline services from Waterloo to Portsmouth Harbour and sits in an elevated position just to the north of the shopping parade which includes a convenience store, hardware shop, pharmacy and several pubs. Once a year, The Green in the centre of the village plays host to a renowned Summer Fair with the profits raised going back into the village community. Within a few miles of the property access to London is available via the A3(M). Portsmouth, Southampton and Brighton can be accessed via the A27 and M27, which is approximately 5 miles away.

