



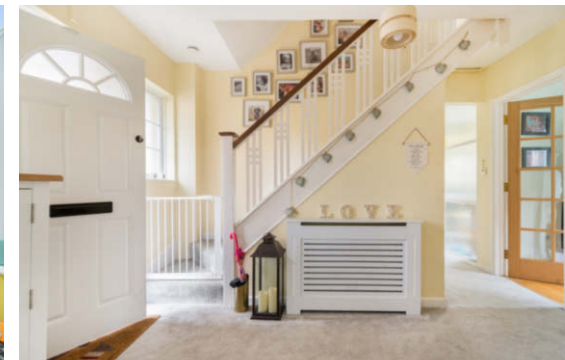
# 10 Hazeldean Drive

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- ▶ Light & Spacious Three / Four Bedroom Detached Home
- ▶ Utility Room
- ▶ Modern Ground Floor Shower Room
- ▶ Three Double Bedrooms
- ▶ Garage & Driveway Providing Off Road Parking
- ▶ Stylish Fitted Kitchen / Dining / Family Room
- ▶ Conservatory With Views Across Garden
- ▶ Planning Permission Granted for extension (ask agent for details)
- ▶ Spacious Family Bathroom
- ▶ Requested Village Location

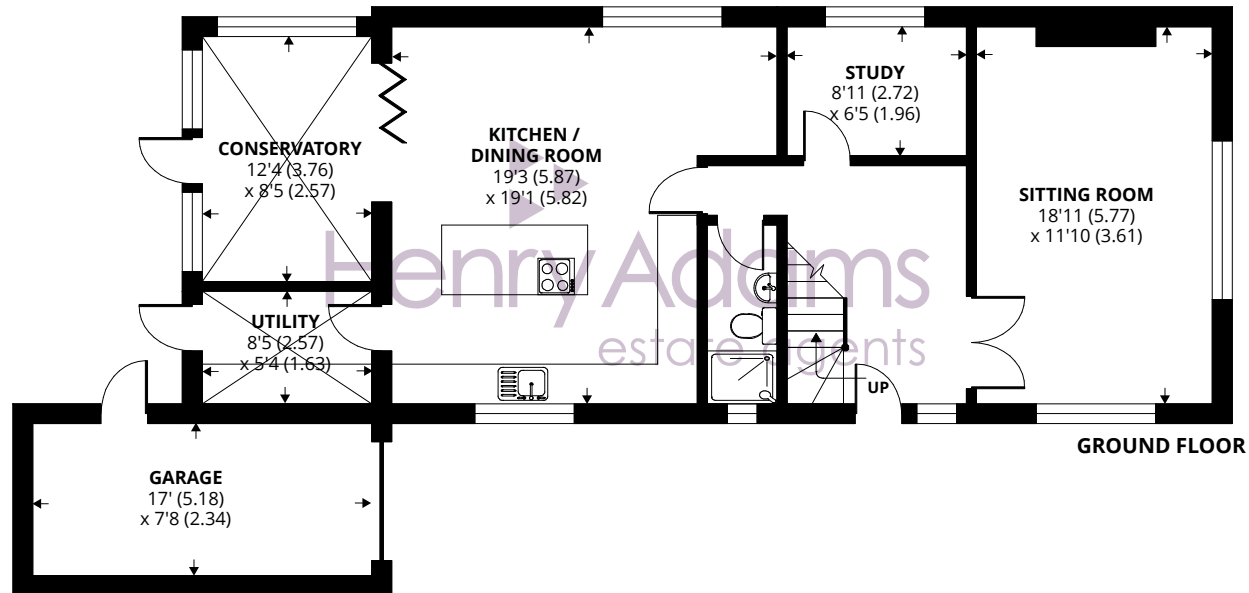
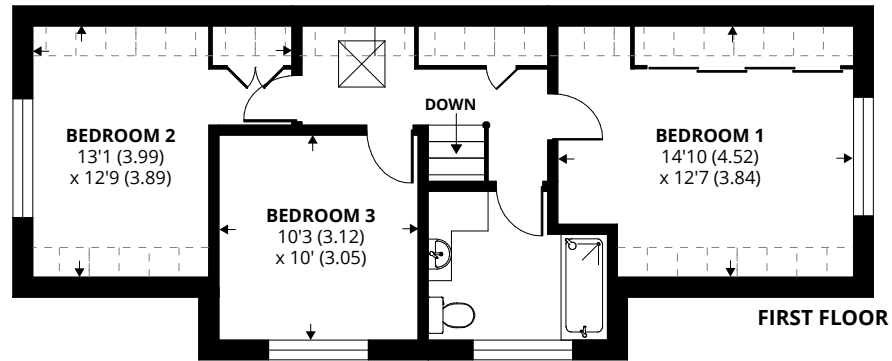
Presenting a light and spacious three/four bedroom detached home in the sought-after requested village location, this property is one not to be missed. The ground floor boasts a stylish fitted kitchen, dining, and family room, providing the perfect setting for entertaining guests or enjoying family meals. Additionally, the conservatory affords tranquil views across the extensive private garden, creating a seamless transition between indoor and outdoor living. For added convenience, a utility room and modern ground floor shower room are included. Those looking to extend the property further will be pleased to know that planning permission has already been granted, with details available through the agent. Upstairs, three double bedrooms await, alongside a spacious family bathroom. The property is complete with a garage and driveway, ensuring off-road parking is never an issue.

Outside, the property boasts a truly impressive outdoor space, with the garden offering endless possibilities for relaxing, playing, or gardening. Whether gathering with loved ones for al fresco dining or simply enjoying a quiet moment amidst nature, the outdoor space of this property is sure to delight homeowners seeking both tranquillity and practicality in their living environment. Viewing Highly Advised.





Denotes restricted head height



## 10 Hazelden Drive, Rowland's Castle

Approximate Area = 1449 sq ft / 134.6 sq m

Limited Use Area(s) = 91 sq ft / 8.4 sq m

Garage = 130 sq ft / 12 sq m

Total = 1670 sq ft / 155.1 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: 1131734

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

Hazeldean Drive is in a most desirable location close to The Green in the picturesque village of Rowlands Castle, near the renowned golf course and within easy reach of local shopping and the station with access to Portsmouth and London Waterloo. Rowlands Castle, set on the edge of The South Downs National Park, is conveniently positioned between Petersfield with good roads links to London, the historic City of Chichester with its Festival Theatre and racing at Goodwood, and Portsmouth with its maritime links including HMS Victory, the Mary Rose and ferries to the Continent.

