




32 Deerleap Lane

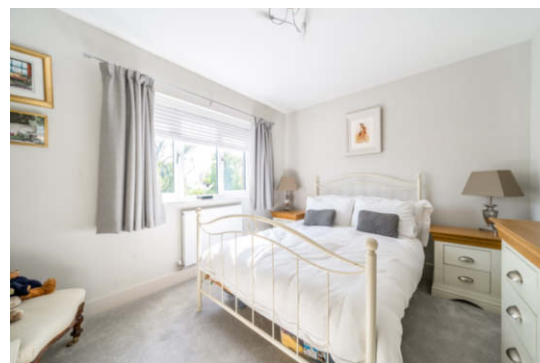
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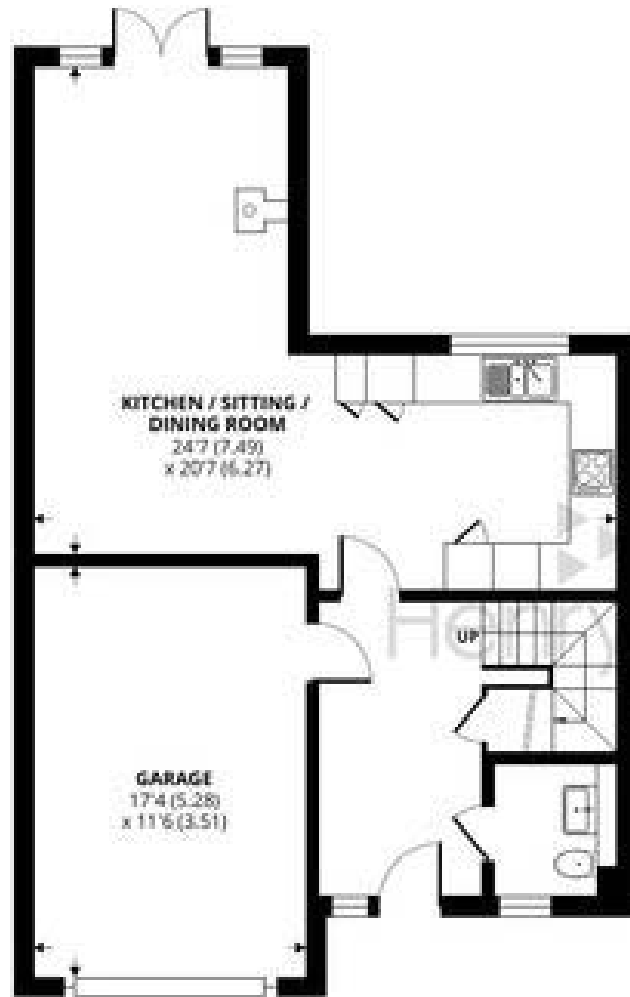
- ▶ **Beautifully Presented Three Bedroom Semi-Detached House**
- ▶ **Premier Guarantee**
- ▶ **Underfloor Heating to En-Suite & Family Bathroom**
- ▶ **Private Mature Garden**
- ▶ **Light & Spacious Entrance Hall**
- ▶ **Fully Fitted Stylish Kitchen**
- ▶ **Sitting Room With Double Doors To Garden**
- ▶ **Garage & Drive Providing Off Road parking**

Nestled within the confines of an exclusive gated development, this beautifully presented three-bedroom semi-detached house promises luxurious living in a strategic location. Boasting a premier guarantee, this property epitomises elegance and modernity. Upon entry, residents are greeted by a light and spacious entrance hall which sets the tone for the rest of the house. The fully fitted stylish kitchen boasts contemporary design and functionality, offering an ideal space for culinary enthusiasts to create gourmet meals. The underfloor heating in both the en-suite and family bathroom ensures comfort and luxury throughout the home. The property features a sitting room with double doors that open up to a private mature garden, allowing natural light to flood the space and creating a seamless indoor-outdoor living experience. Whether it's enjoying a quiet morning coffee or hosting outdoor gatherings with friends and family, the garden provides a tranquil retreat in the heart of the property.

Each of the three bedrooms is meticulously designed with attention to detail, providing ample space for relaxation and tranquillity.

Furthermore, the inclusion of a garage and drive offering off-road parking adds convenience and peace of mind for residents in this bustling neighbourhood. The secure space ensures residents can easily store vehicles and belongings without any hassle.





GROUND FLOOR



FIRST FLOOR

32 Deerleap Lane, Rowland's Castle

Approximate Area = 1279 sq ft / 118.8 sq m (includes garage)

For identification only - not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richacorn 2023. Produced for Henry Adams. REF: 1002892

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 local village shops which include a convenience store, hardware shop, a pharmacy and several pubs. 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.

1st August 2024

