



54 Bowes Hill

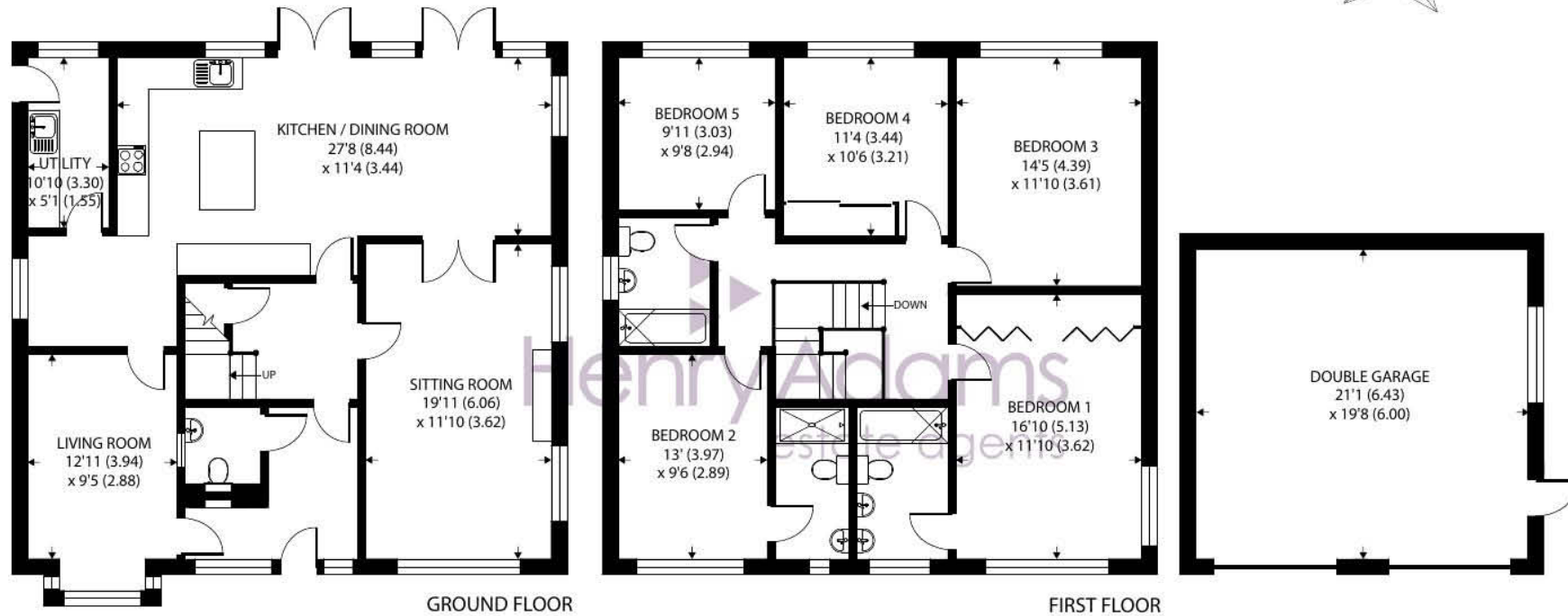
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- ▶ **Light & Spacious Five Bedroom Detached House Situated on a**
- ▶ **Spacious Entrance Hall**
- ▶ **Modern Open Plan Kitchen / Dining / Family Area**
- ▶ **Three Stylish Bathrooms Including Two En-Suites**
- ▶ **Potential To Extend If Desired STP**
- ▶ **Over 2000 sq ft Of Accommodation**
- ▶ **Three Reception Rooms**
- ▶ **Utility Room**
- ▶ **Mature Private Garden With Large Indian Stone Patio Area**
- ▶ **Double Garage & Driveway Providing Ample Parking**

Nestled on a substantial plot, this light and spacious five-bedroom detached house offers over 2000 sq ft of accommodation, providing ample space for the modern family. As you step inside, you are greeted by a spacious entrance hall leading to three reception rooms, perfect for entertaining guests or relaxing with the family. The highlight of the property is the modern open plan kitchen/dining/family area, ideal for hosting gatherings and creating lasting memories. The property also boasts a handy utility room and three stylish bathrooms, including two en-suites for added convenience. For those with grander visions, there is potential to extend the property, subject to planning permission, allowing you to tailor the space to suit your needs.

Outside, the property continues to impress with its mature private garden, offering a tranquil retreat from the hustle and bustle of daily life. The Indian stone patio area is perfect for summer barbeques or relaxing with a book while enjoying the sunshine. Completing the picture is a detached double garage and an extensive driveway that ensures there is no shortage of parking space for both residents and guests alike. Whether you are looking to entertain, relax, or simply enjoy the outdoors, this property's outside space offers the versatility and privacy needed to create your own personal oasis. Don't miss this opportunity to own a stunning property with the perfect blend of indoor and outdoor living, where every detail has been carefully considered to provide a comfortable and stylish lifestyle.





54 Bowes Hill, Rowland's Castle

Approximate Area = 2133 sq ft / 198.2 sq m

Garage = 416 sq ft / 38.7 sq m

Total = 2549 sq ft / 236.8 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). © nichecom 2024. Produced for Henry Adams. REF: 1162435

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

The village of Rowlands Castle lies just north of Havant, and straddles the West Sussex and Hampshire borders in the South Downs National Park. There are plenty of opportunities for rural pursuits, including a golf course nearby, tennis club and Stansted estate for walking. This delightful village is a quiet residential haven with a traditional village green, pubs and a selection of shops. For easy access there are commutable rail links to London Waterloo and the A3(M) interchange, which links the village to Portsmouth, Petersfield and beyond. The market town of Chichester is also close by.

12th August 2024



To arrange a viewing call **01243 377773** View details online at henryadams.co.uk