




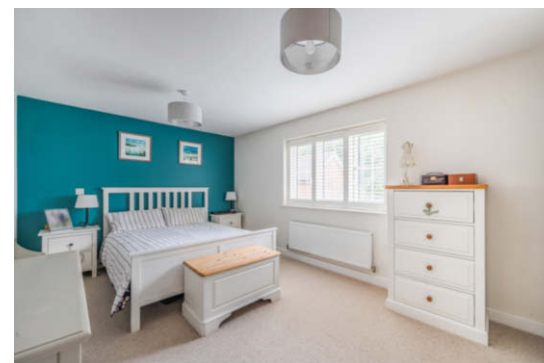
34 Bailey Road

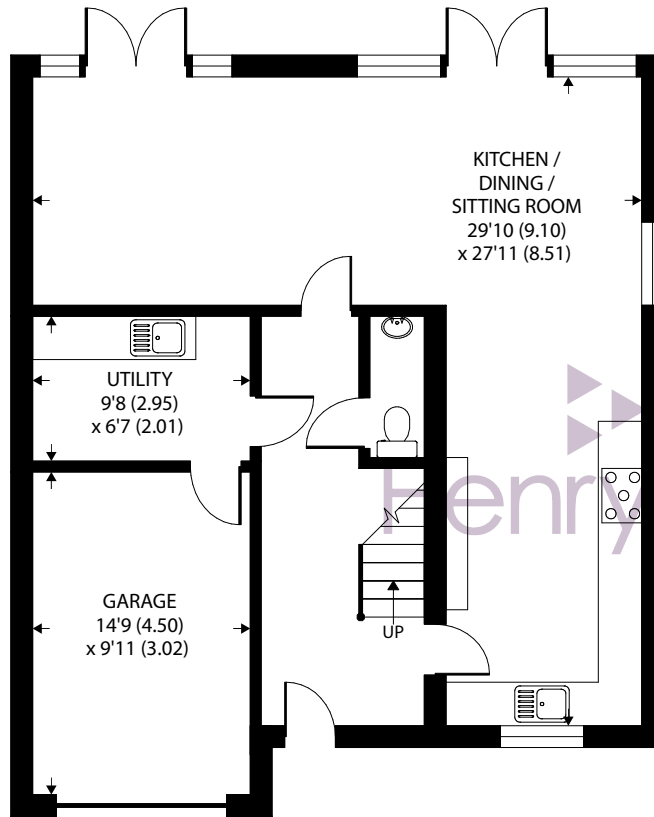
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- ▶ **Beautifully Presented Four Bedroom Detached Home**
- ▶ **Open Plan Living**
- ▶ **Sitting Room With Doors Out To Garden**
- ▶ **Three Modern Bathrooms Including Two En-Suites**
- ▶ **Private Landscaped Garden With Seating Areas**
- ▶ **Originally Built By Bargate Homes**
- ▶ **Stylish Fitted Kitchen With Integrated Appliances**
- ▶ **Four Double Bedrooms**
- ▶ **Garage & Driveway Providing Ample Parking**
- ▶ **Walking Distance To Village Green**

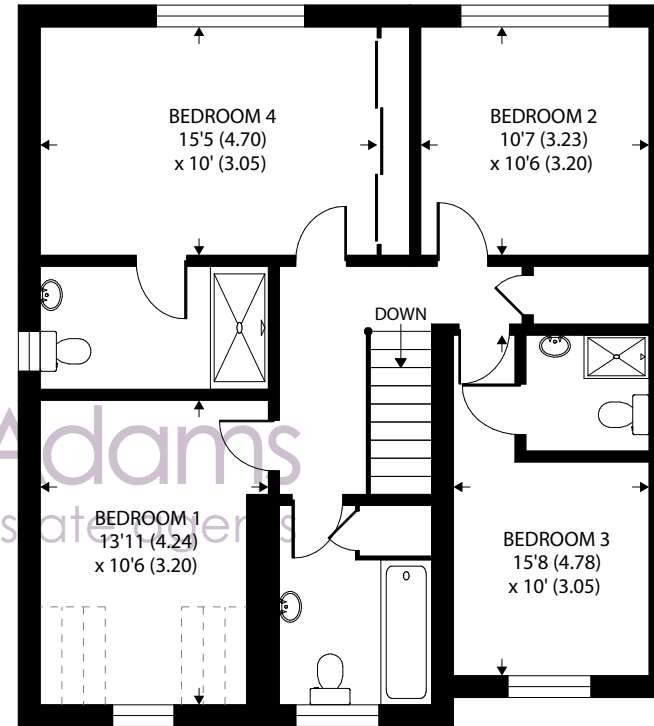
Nestled within a desirable location, this beautifully presented four-bedroom detached home offers the perfect blend of contemporary elegance and comfort. Originally built by Bargate Homes, this property boasts a seamless open-plan layout, ideal for modern family living. The stylish fitted kitchen comes complete with integrated appliances, while the inviting sitting room features doors that lead out to the private landscaped garden, perfect for indoor-outdoor entertaining. Additionally, a utility room adds convenience to daily tasks. Upstairs, four double bedrooms await, including three modern bathrooms, two of which are en-suites, adding a touch of luxury to every-day routines.

The outdoor space of this property offers a private and secure garden, ideal for relaxation and alfresco dining, while the garage and driveway ensure convenient off-road parking for residents and guests alike. This property truly provides a perfect combination of modern living and outdoor tranquillity, making it an ideal haven for any discerning homeowner looking for both style and practicality. Experience the charm of village life within the comfort of this stylish residence, where every detail has been carefully considered to offer a sanctuary of luxury and convenience.





GROUND FLOOR



FIRST FLOOR

34 Bailey Road, Rowland's Castle

Approximate Area = 1687 sq ft / 156.7 sq m (includes garage)

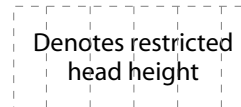
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 1713 sq ft / 159.1 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). © n|checon 2024. Produced for Henry Adams. REF: 1174858

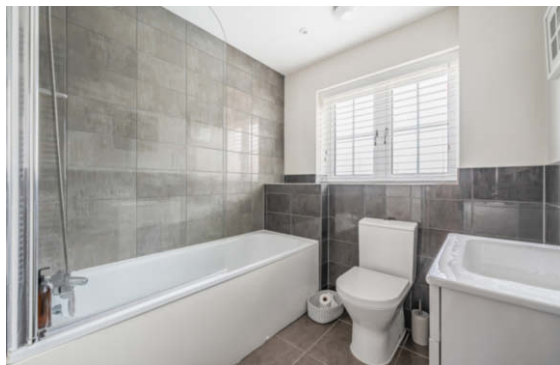


Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs 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 village 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 Stanstead estate for walking. The village also has a surgery with a pharmacy, all within walking distance. Furthermore, Rowlands Castle has further leisure, dining and shopping amenities for day to day needs, as well as a mainline rail station on the London to Portsmouth line.

20 August 2024



To arrange a viewing call **01243 377773** View details online at [henryadams.co.uk](https://www.henryadams.co.uk)