



## 2 The Fairway, Rowland's Castle

Guide Price £875,000 Freehold



## 2 The Fairway

### Rowland's Castle

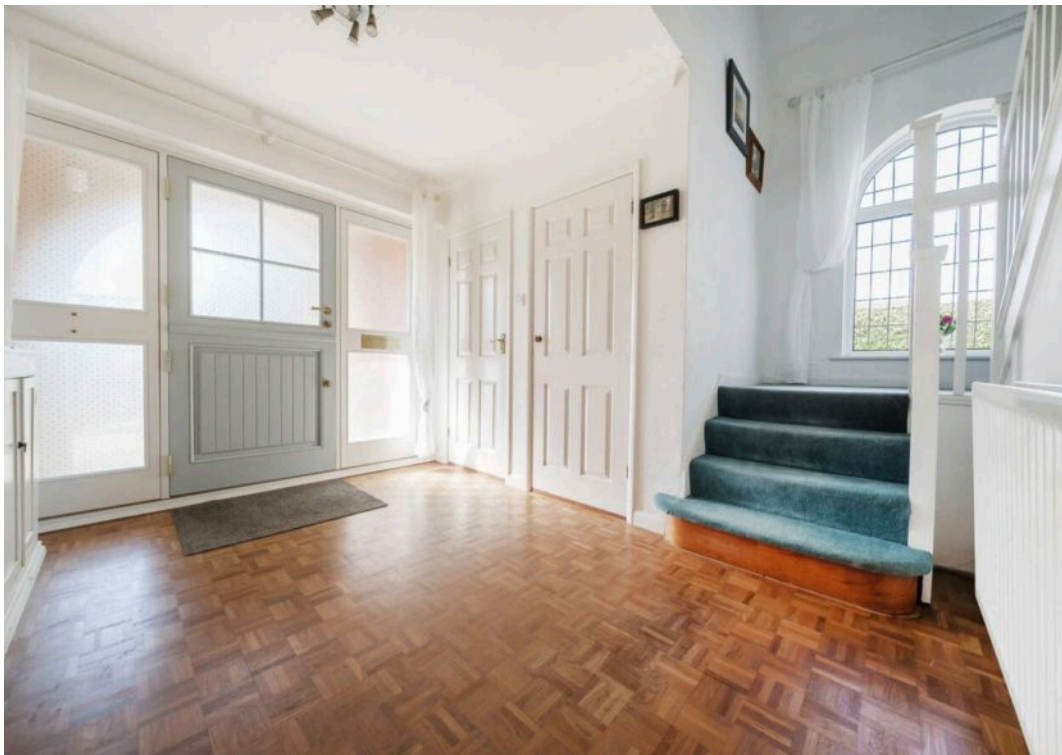
- Five Bedroom Executive Detached Family Home
- Light & Spacious Entrance Hall
- Tastefully Extended By The Current Owners
- Two Reception Rooms / Sitting Room With Log Burner
- Stylish Fitted Kitchen / Dining Room
- Utility Room
- Two En-Suite Bedrooms & Family Bathroom
- Private Secure Garden With Seating Area
- Detached Garage & Drive Providing Ample Parking
- Highly Requested Village Location

Upon entering this exceptional property, you are greeted by a light and spacious entrance hall that sets the tone for the elegance and luxury that lies beyond. This five-bedroom executive detached family home has been tastefully extended by the current owners to create a truly remarkable living space. The property boasts two generous reception rooms, perfect for entertaining guests or relaxing with family. The stylish fitted kitchen/dining room is a focal point of the home, offering a modern and functional space for cooking and dining. A separate utility room provides convenience and practicality for day-to-day living. Two en-suite bedrooms, in addition to a family bathroom, ensure that every member of the household enjoys their own private sanctuary.

With its enviable location, spacious interiors, and charming outdoor amenities, this property presents a rare opportunity to experience the best in luxurious suburban living.









## The Fairway, Rowlands Castle

Approximate Area = 2063 sq ft / 191.6 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Garage = 243 sq ft / 22.5 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 2355 sq ft / 218.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2025. Produced for Henry Adams. REF: 1268547



## 2 The Fairway

### Rowland's Castle, Rowland's Castle

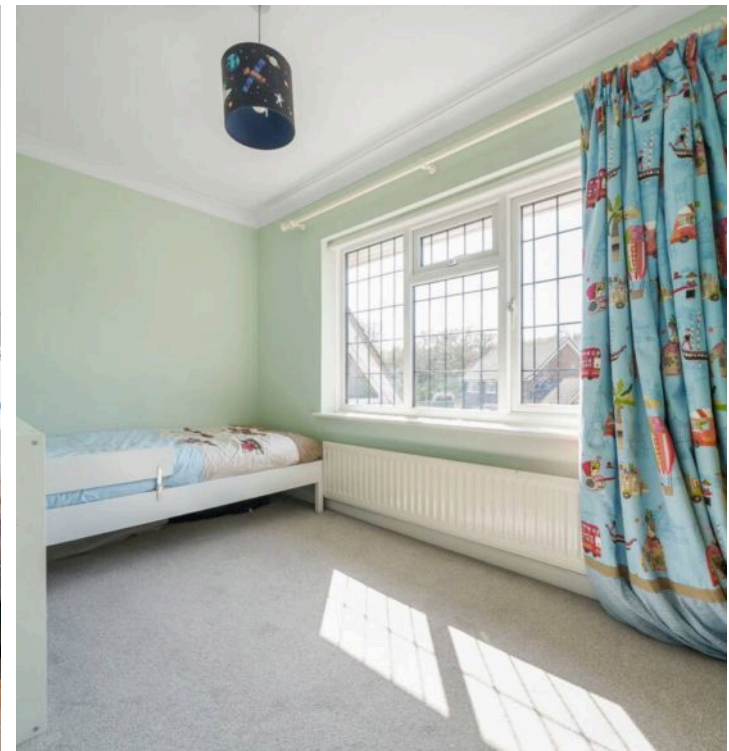
Outside, the property continues to impress with its secure private garden and additional seating area, offering a tranquil oasis for outdoor enjoyment. The detached garage and driveway provide ample parking space for residents and guests, ensuring that parking is never a concern. Whether hosting a barbeque with friends or enjoying a quiet evening under the stars, the outdoor space of this property lends itself perfectly to a variety of activities. The well maintained and mature gardens contribute to the overall appeal of the property, creating a sense of tranquillity and privacy. This outdoor space is not only a place for relaxation and leisure but also a reflection of the care and attention to detail that has been poured into every aspect of this stunning family home.

#### Location

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.

Council Tax band: F

EPC Energy Efficiency Rating: C





## 2 The Fairway

Rowland's Castle

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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.

