



8 Durrants Gardens, Rowland's Castle

Guide Price £495,000 Freehold

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Rowland's Castle

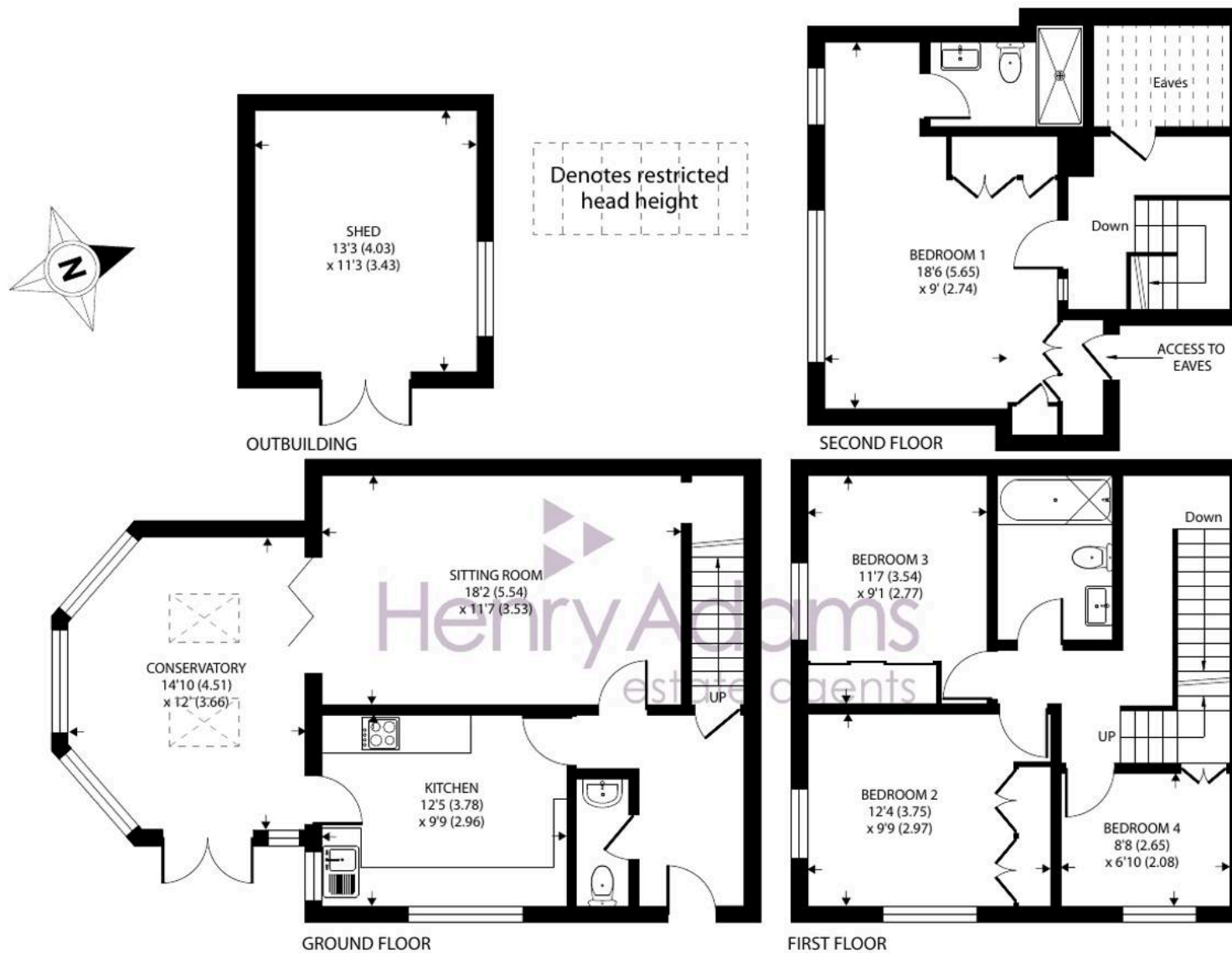
- Beautifully Presented Four Bedroom Home
- Extended & Modernised to A High Standard
- Elegant Dining / Family Room With Views Across The Garden
- Modern Fitted Kitchen
- Two Double Bedrooms Located With Fitted Wardrobes
- Primary Bedroom With Panoramic Views, En-suite & Fitted Wardrobes
- Secure & Private Garden With Seating Area & Shed
- Quiet Cul-de-Sac Location & Residents Parking

Set within a serene cul-de-sac location, this beautifully presented four-bedroom home boasts elegance and modernity throughout. Extended and modernised to a high standard by the current owners, this property offers a sophisticated living experience. The ground floor welcomes you with an elegant dining/family room that overlooks the private garden, creating a relaxing atmosphere. The modern fitted kitchen is a chef's delight, while the cloakroom offers convenience. Two double bedrooms on the first floor come with fitted wardrobes, along with a stylish family bathroom. There is a spacious primary bedroom on the top floor, offering panoramic views, an en-suite, and fitted wardrobes.

With its stylish interiors, thoughtful design, and proximity to local amenities, this property offers the perfect blend of comfort and luxury. Don't miss the opportunity to make this property your own and experience the joy of living in a place designed for both relaxation and entertainment.







Approximate Area = 1430 sq ft / 132.8 sq m
 Limited Use Area(s) = 39 sq ft / 3.6 sq m
 Outbuilding = 149 sq ft / 13.8 sq m
 Total = 1618 sq ft / 150.2 sq m

For identification only - Not to scale



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The outside space is equally impressive, featuring a secure and private garden with charming views and a seating area perfect for outdoor gatherings or quiet relaxation. Residents parking adds an extra layer of convenience to this already coveted property. This home is ideal for those seeking a peaceful sanctuary within a thriving community.

The village of Rowlands Castle lies on the edge of the South Downs National Park in southern Hampshire, 9 miles south of Petersfield and on the border with West Sussex. It is a quiet residential village, with 3 pubs, hardware and general stores and a Post Office. The village also has a surgery with a new modern pharmacy, all within walking distance. Furthermore, Rowlands Castle has a Nursery school and a primary school together with further leisure, dining and shopping amenities for day to day needs. Rowlands Castle station is on the London Waterloo to Portsmouth line, with the renowned Rowlands Castle golf course situated nearby. The A27 and the A3M are approximately 2.5 miles away.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





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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.