



45 Redhill Road, Rowland's Castle

In Excess of £650,000

 **Henry Adams**
estate agents



45 Redhill Road

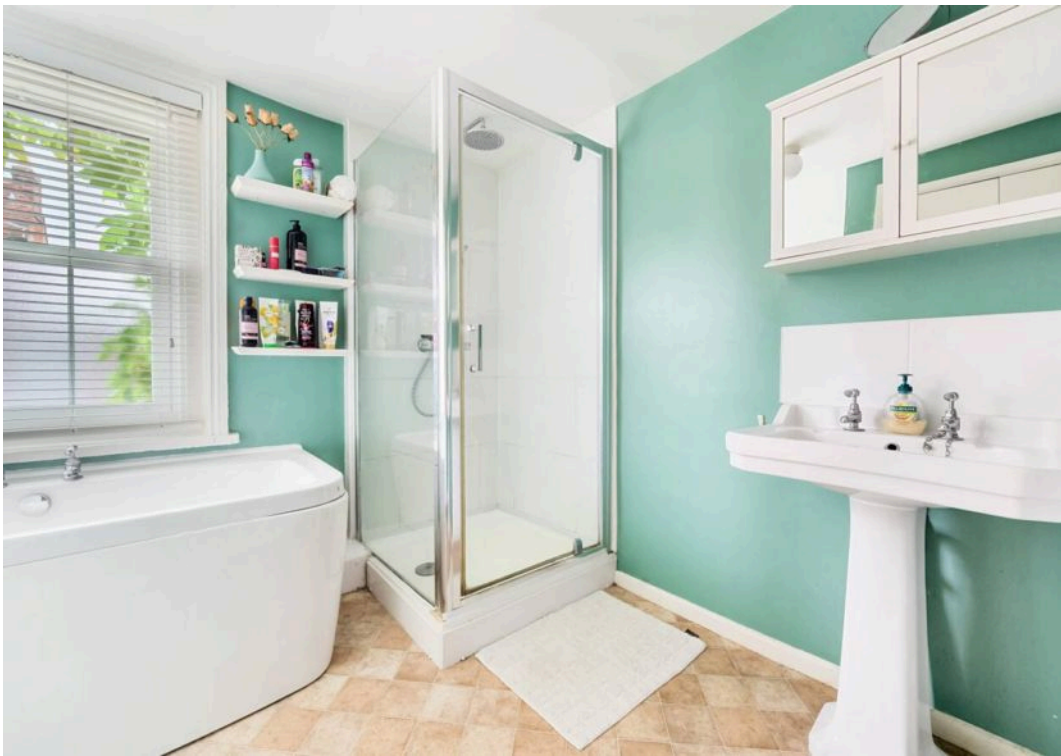
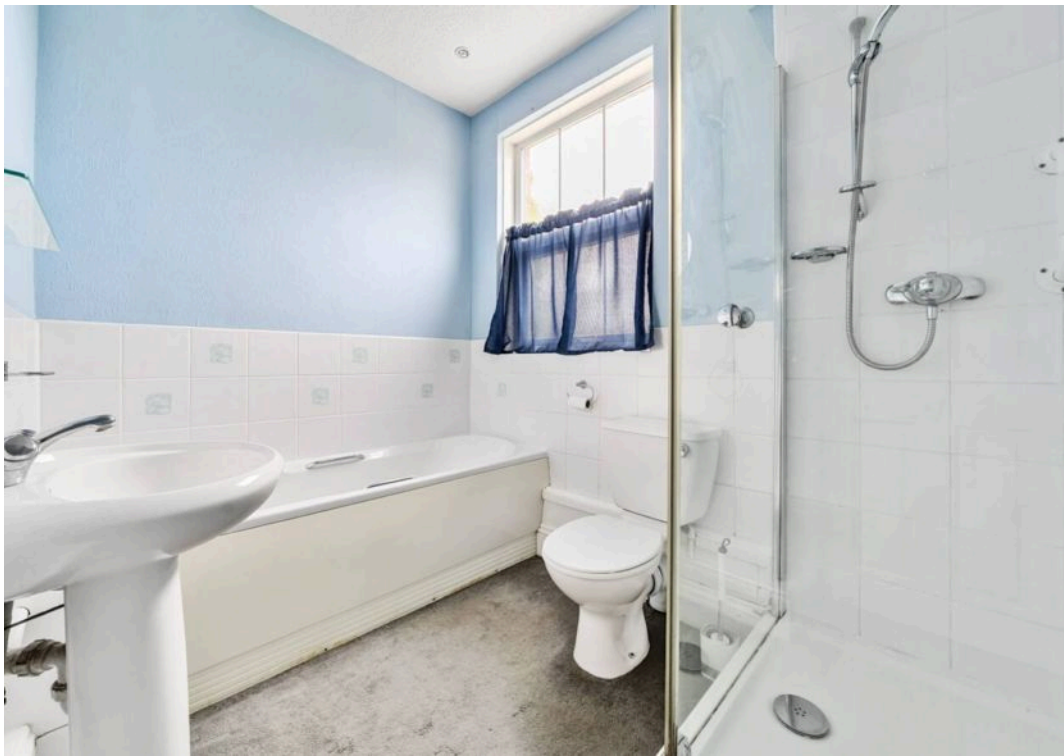
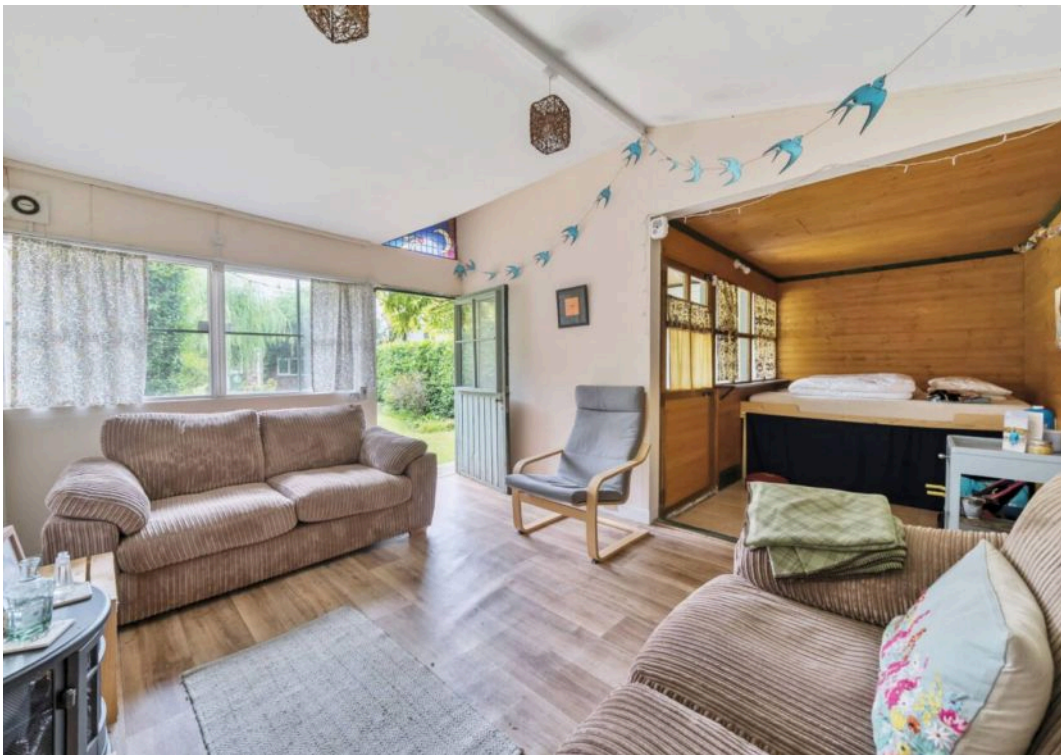
Rowland's Castle

- Spacious Semi-Detached Period Property With Versatile & Flexible Accommodation
- Ideal For Blended Living / Annexe Or Spacious Family Home
- Character Features With Three Reception Rooms
- Annexe With Fitted Kitchen
- Sitting Room With Feature Bay Window
- Light & Spacious Stylish Kitchen / Dining / Family Area
- Four/ Five Bedrooms & Two Family Bathrooms
- Summer House With Power
- Secure Private Garden With Seating Area
- Garage & Drive Providing Ample Parking

Introducing this exceptional and spacious semi-detached period property that offers versatile and flexible living spaces.

Upon entering, you are greeted by the character features that adorn the interior, including three reception rooms that offer ample space for relaxation and entertainment. The annexe, complete with a fitted kitchen, adds an extra dimension to the property's usability, providing additional privacy or living arrangements. The sitting room benefits from a captivating feature bay window that floods the room with natural light, creating a warm and inviting atmosphere. The heart of the home lies within the light and spacious stylish kitchen, dining, and family area, perfect for gatherings or every-day family living. The property offers four to five generously proportioned bedrooms and two well-appointed family bathrooms, ensuring comfort and privacy for all occupants.

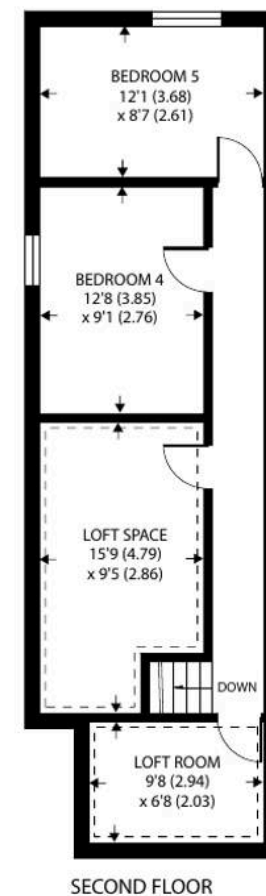
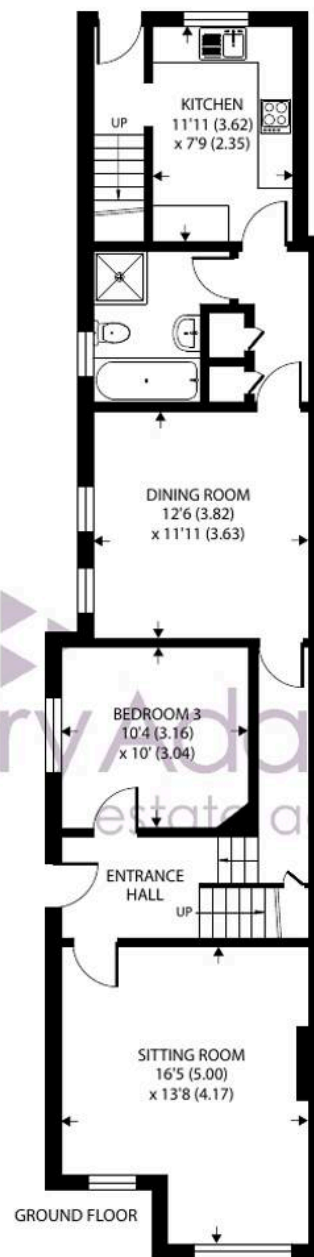
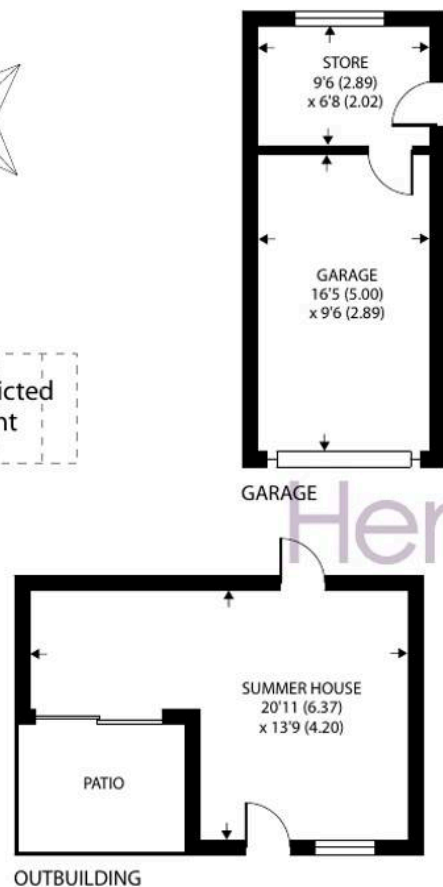








Denotes restricted
head height



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Approximate Area = 1943 sq ft / 180.5 sq m
 Limited Use Area(s) = 217 sq ft / 20.1 sq m
 Garage = 223 sq ft / 20.7 sq m
 Outbuilding = 220 sq ft / 20.4 sq m
 Total = 2603 sq ft / 241.8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025.
 Produced for Henry Adams. REF: 1309146

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Rowland's Castle

Outside, the secure private garden provides a peaceful oasis with a seating area, perfect for al fresco dining or relaxation. The bespoke summer house offers an ideal home office space or additional accommodation. The presence of a garage and ample driveway parking caters to the needs of modern living and ensures convenience for multiple vehicles.

Location

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 four pubs and a few small shops, including a hardware store. The renowned Rowlands Castle village green and golf course are a short walk away. Rowlands Castle station is on the London Waterloo to Portsmouth line.

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





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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.