



39 Bailey Road, Rowland's Castle PO9 6BF

Guide Price **£585,000** Freehold



39 Bailey Road

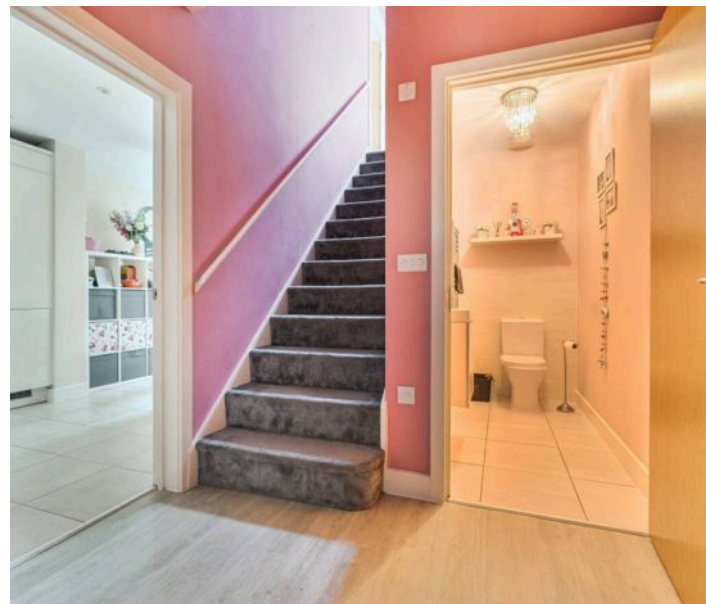
Rowland's Castle

- Exclusive Development
- Detached House
- Three-Double Bedrooms
- Principle with En-Suite
- No Forward Chain
- Secluded Garden & Patio
- Close to Woodland & Footpaths
- Garage & Parking

Set within an established and highly regarded development by Bargate Homes, this elegant three-bedroom detached residence, offers a harmonious blend of modern comfort and traditional craftsmanship. Built with knapped flint and rustic brick under classic clay roof tiles, the design reflects the vernacular character of Rowlands Castle and its picturesque surroundings.

Part of the exclusive *Forest Gate* development of just thirty-four homes, the property is beautifully maintained and thoughtfully designed for contemporary living. The dual-aspect kitchen and dining room forms the heart of the home, featuring high-quality cabinetry, integrated appliances, and direct access to the garden. A useful utility room and a bright front-to-rear sitting room enhance the ground floor, complemented by a guest cloakroom.

Upstairs, the principal bedroom includes fitted wardrobes and a stylish en-suite shower room, with two further double bedrooms served by a modern family bathroom. The private rear garden provides a tranquil space for relaxation or entertaining with a patio seating area and lawn. The rear garden is adjacent to woodland., while a detached garage and tandem driveway offer ample parking.







Bailey Road, Rowlands Castle

Approximate Area = 1056 sq ft / 98.1 sq m

Garage = 174 sq ft / 16.1 sq m

Total = 1230 sq ft / 114.2 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). © nichecom 2025. Produced for Henry Adams. REF: 1372012

39 Bailey Road

Rowland's Castle

The private rear garden provides a tranquil space for relaxation or entertaining with a patio seating area and lawn. The rear garden is adjacent to woodland., while a detached garage and tandem driveway offer ample parking.

Ideally located just a short stroll from the village green, Forest Gate blends timeless rural charm with modern-day convenience. The picturesque village of Rowlands Castle 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 a mainline rail station on the London to Portsmouth line.

Rowlands Castle village

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Henry Adams - Emsworth

Henry Adams LLP, 15 North Street, Emsworth - PO10 7BY

01243 377773

emsworth@henryadams.co.uk

www.henryadams.co.uk/

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.