



7 Wellswood Gardens, Rowland's Castle

Guide Price £950,000



7 Wellswood Gardens

Rowland's Castle

- Separate One-Bedroom Annex
- No-Forward Chain
- Impressive Four-Double Bedroom House
- Well Presented Throughout
- Village Location
- Double Garage & Driveway

Offered with no forward chain, a four-double bedroom detached house with a separate one-bedroom annex. Set within an exclusive and highly desirable location in the village of Rowlands Castle, this beautifully presented four double-bedroom home offers exceptional versatility and comfort, ideal for modern family living. The property features a self-contained annex, perfectly suited for multi-generational living, home schooling, or remote working, providing flexibility to accommodate a variety of lifestyles.

The main residence is immaculately maintained, requiring little to no work, and features a welcoming layout with two well-proportioned reception rooms, a dedicated home office, and a useful utility room. The fitted kitchen enjoys lovely views across the manicured, landscaped garden, creating a tranquil backdrop for family life and entertaining. A downstairs WC/cloakroom for guests completes the ground floor. The principal bedroom benefits from stylish fitted wardrobes and side units, along with an en-suite bathroom featuring both a bath and shower, while the modern family bathroom serves the remaining three bedrooms with elegant, high-quality finishes.







Wellswood Gardens, Rowlands Castle, PO9

Approximate Area = 1502 sq ft / 139.5 sq m

Annexe = 424 sq ft / 39.4 sq m

Garage = 288 sq ft / 26.7 sq m

Total = 2214 sq ft / 205.6 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). © n̄checom 2025.
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The separate annex further enhances the property's versatility, ideal for extended family members, guests, home schooling, or use as an independent workspace. The annex includes a double bedroom, a separate bathroom with bath, a spacious living room and a private kitchen, both overlooking the rear garden.

Outside, the property continues to impress with beautifully landscaped gardens designed for low maintenance and year-round enjoyment. A double garage and ample driveway parking provide space for multiple vehicles.

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 leisure, dining and shopping amenities for day to day needs, as well as a mainline rail station on the London to Portsmouth line.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C





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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.