



5 Hill Brow Close, Rowlands Castle, Hampshire, PO9 6DJ

TOWN & COUNTRY
SOUTHERN



A Four Bedroom Detached Family Home

*Two Reception Rooms &
Detached Home Office*

*Cul-De-Sac Location / Garage &
Car Parking Facilities*

*Enclosed Rear Garden / Popular
Village Location*

A late 1960s built detached home which is one of nine in a private, elevated cul-de-sac location within easy access of the village facilities, commutable road and rail links, recreation grounds, local shopping amenities and schools. The accommodation is arranged over two floors and comprises: hallway with range of built-in storage

cupboards, cloakroom, sitting room with archway leading to dining room, kitchen, utility room and integral garage on the ground floor with four bedrooms, the primary one having an en-suite shower room and family bathroom on the first floor. No.5 is offered with off road parking, gas fired central heating, some stripped stained

and painted floorboards, teak parquet flooring, double glazing, mature front and rear gardens and a detached home office. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



TO FIND THE PROPERTY: From the green in Redhill Road head in a westerly direction, taking the fifth road on the left hand side into Hill Brow Close where No.5 can be found directly in front of you.

ENTRANCE: T shaped turning area with access leading to nine detached family homes. To the front of No.5 is a mature garden with shrubs, evergreens and bushes, to the left hand side is a pedestrian pathway with gate to rear garden (right of access for No.4) and leading to main front door with high hedge to side, to the right is a driveway to the front of the garage with curved paved pathway to the left with a shingled seating area, cold water tap.

COVERED PORCH: Double glazed main front door with frosted glazed panel and matching panel to one side leading to:

HALLWAY: Teak parquet flooring, ceiling spotlights and coving, radiator, doors to primary rooms, balustrade staircase rising to first floor, three built-in storage cupboards one sliding door, hanging space and shelving.



SITTING ROOM: 15'10" x 11'10" Teak parquet flooring, double glazed window to front aspect, two radiators, central chimney breast with log burner (not tested), tiled hearth, window to side aspect, sliding patio door with full height window to one side leading to rear garden, arched opening leading to:

DINING ROOM: 10'3" x 9'5" Matching flooring, double glazed tilt and turn window overlooking rear garden with window to one side, radiator, door to hallway.

CLOAKROOM: Low level w.c. shelf and window over, radiator, wall mounted wash hand basin, tiled flooring.

KITCHEN / BREAKFAST ROOM: 13'10" x 11'2" Comprehensive range of matching wall and floor units, inset 1½ bowl ceramic sink unit with mixer tap, range of drawer units, integrated dishwasher with matching door, free standing Rangemaster five ring range cooker with ovens under, black Rangemaster extractor hood and fender over, ceramic tiled surrounds, under unit lighting, ceiling spotlights, peninsular style breakfast bar divide, double glazed tilt and turn window to rear aspect overlooking garden, space for American style fridge/freezer with cold water supply, door to utility room, ceramic tiled flooring.

UTILITY ROOM: 9'0" x 6'4" Door to garage, radiator, work surface with 1½ bowl ceramic sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, double glazed window to rear aspect with door to garden, textured ceiling with coving.

INTEGRAL GARAGE: 17'5" x 15'9" Remote control roller up and over door, high level electric consumer box and gas meter, lighting, power points.

FIRST FLOOR: Mezzanine landing with double glazed window to front aspect overlooking garden, stairs to primary landing with balustrade, double glazed window to side aspect with range of shelving and chest of drawers under, ceiling coving, stripped and painted floorboards, radiator, doors to primary rooms, built-in airing cupboard with hot water cylinder (not tested) and range of shelving.

BEDROOM 1: 16'0" decreasing to 11'0" x 11'10" maximum. Stripped and stained floorboards, recess for door opening, textured ceiling with coving, double glazed windows to rear aspect and window to side, door to:

EN-SUITE SHOWER ROOM: Shower cubicle with panelled door, double glazed frosted window to front aspect, ceramic tiled to floor and walls, concealed cistern w.c. with shelf over, oval wash hand basin with mixer tap and cupboards under, access to loft space.

FAMILY BATHROOM: Coloured suite comprising: panelled bath with mixer tap and shower over with rail and curtain, pedestal wash hand basin with mixer tap, low level w.c., fully ceramic tiled to floor and walls, high level double glazed window to side aspect, heated towel rail, ceiling spotlights and coving.

BEDROOM 3: 10'3" x 8'0" to front of built-in wardrobes. Built-in double doored wardrobe with hanging space and shelf, stripped and painted floorboards, double glazed window to rear aspect, textured ceiling with coving, access to loft space.



BEDROOM 2: 10'4" x 10'0" Measurements to front of built-in wardrobes, double doored wardrobe with hanging space and shelving, double glazed window to rear aspect, radiator, stripped and painted floorboards, textured ceiling with coving.

BEDROOM 4: 9'10" x 8'1" Twin double glazed windows to front aspect, stripped and painted floorboards, radiator, built-in double doored wardrobe with hanging space and shelving, textured ceiling with coving and spotlights, panelled door.

OUTSIDE: To the rear is a curved patio wrapping below the windows of the dining room and kitchen with step leading up to sitting room, door to utility room, the garden is enclosed by brick wall and fence panelling with mature hedge, evergreens and bushes, seating area for 'al-fresco' dining, open fronted log store, stepping stone pathway with shingled borders leading to home office.

DETACHED HOME OFFICE: 15'5" x 9'0" 'Dorchester' style wooden home office, wooden flooring, full height windows with central doors, power points.

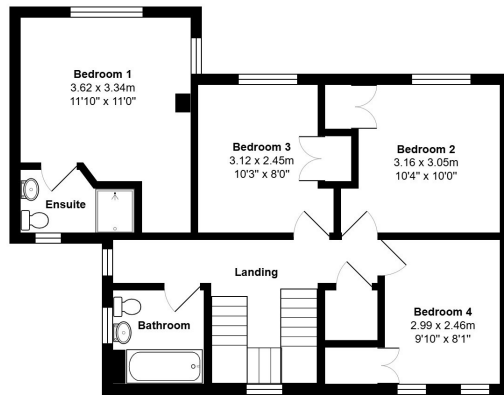
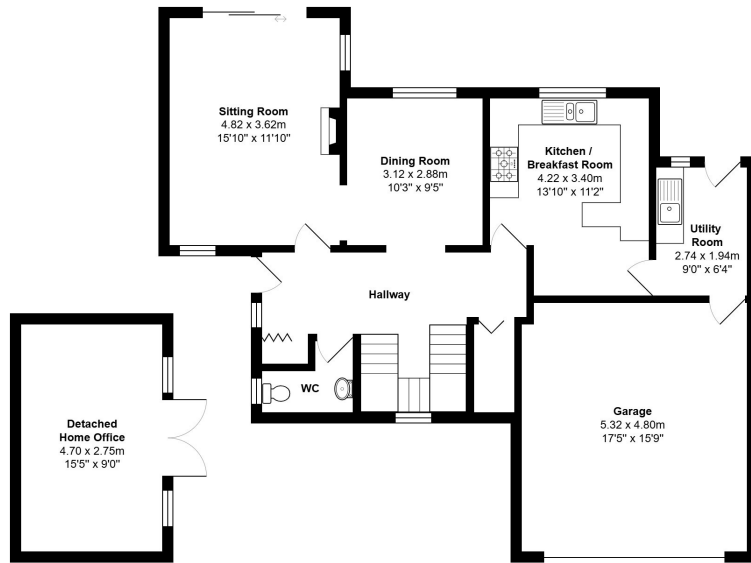
AGENTS NOTES:

Council Tax Band F - East Hampshire District Council

Broadband – ASDL/FTTC/FTTP [Fibre Checker \(openreach.com\)](https://www.openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))





Total Area: 172.7 m² ... 1858 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.