



Oaklands House

75 Links Lane | Rowlands Castle | Hampshire | PO9 6AF

FINE & COUNTRY

STEP INSIDE

| Oaklands House | £1,800,000 Freehold |

What can only be described as a house for all seasons. This detached family home is set in a beautiful semi-rural community backing onto a well know golf course and arable land in Rowlands Castle, it was built with modern 21st Century facilities in mind as well as spacious open plan accommodation including a fabulous sized sitting room which opens onto a double glazed conservatory, a large refitted kitchen / breakfast room with doors leading to the formal dining room and the added advantage of having a separate utility room, there is also a study and cloakroom on the ground floor. The property has the added advantage of four double bedrooms each with en-suite facilities, the primary bedroom having a vaulted cathedral style ceiling and balcony with outstanding views to the rear over farmland. The grounds extend from a lawned front garden and driveway to area of more solitude and privacy to the rear with a raised terrace opening onto a large lawn with patio areas backing onto the fields and views towards woodland beyond. Oaklands House occupies a very sought after position both with its semi-rural surroundings and proximity to the thriving village of Rowlands Castle, with its social events including the Summer Fair, May Day picnic, The Green recreation ground, village shop and post office, doctors and veterinary surgery. Having a mainline railway station within the village providing access to cities on the south coast as well as London Waterloo in approximately 1½ hours. Oaklands House was built approximately 12 years ago and benefits from having double glazing, gas fired central heating as well as the whole house having a heat recovery ventilation

system, there is also a gated entrance leading to large driveway with parking for numerous cars, a double garage, summer house and storage sheds. The outstanding entrance hall has a vaulted ceiling and central apex of the roof, as well as exposed oak beams in the primary rooms, a quality fitted kitchen, first floor terrace balcony, early internal viewing of this impressive, detached home is strongly recommended in order to appreciate not only the accommodation but the location on offer.

TO FIND THE PROPERTY: Travelling along the A3(M) in a northerly direction exit at junction 2, taking the second exit into Dell Piece East, then second exit at the next roundabout into Havant Road B2149, continue along the road and take the second road on the left hand side into Castle Road, continue to Redhill Road towards the Green, to the left of the Green into Links Lane, proceed in a northerly direction where Oaklands House can be found on the left hand side after the junction with Holt Gardens.

ENTRANCE: Pillared gateway with plaque depicting house number with brick paviour driveway leading to twin remote controlled soldier railing gates with pillared entrance, letter box and entry phone leading to L shaped large driveway with off road parking for numerous cars, access to garages, to the right hand side of the driveway is a lawned garden with large tree and enclosed by hedges, to the left hand side is a lawn with trees, bushes and shrubs with soldier railing pedestrian gate leading to rear garden, directly to the front of the property is a flowering shrub border, square opening providing pedestrian access to the right hand





side of the property leading to the garden, log & bin stores and paved area, covered area to rear of the garage, square opening with brick pillars and lights leading to twin double glazed main front doors leading to:

HALLWAY: 16'8" x 14'10" Feature galleried landing over with vaulted ceiling max. height 27'7", twin double glazed doors with frosted panels to front aspect, to either side are arched openings with double glazed windows with radiators under, dimmer switches, doors to primary rooms, balustrade staircase with step lighting and glazed panels rising to first floor, exposed beams to ceiling, spotlights.

DINING ROOM: 18'4" x 13'1" Double glazed windows to front aspect overlooking driveway with radiator under, beams to ceiling, spotlights, twin glazed doors leading to hallway, wooden flooring, double glazed window to side aspect with radiator under, twin glazed doors leading to kitchen / breakfast room.

CLOAKROOM: Fully ceramic tiled to floor and walls, close coupled w.c., radiator, vanity unit with wash hand basin, mixer tap and drawers under, exposed beams to ceiling, spotlights, extractor fan.

STUDY / HOME OFFICE: 11'1" x 9'8" (13'5" max). Wooden flooring, double glazed window to front aspect overlooking driveway, double glazed window to side with radiator under, oak block work station with storage shelving, cupboards and drawers under, two built-in cabinets with wood block surface over, bracket and wiring for wall mounted T.V., exposed beams to ceiling, spotlights, glazed panelled door to hallway.

SITTING ROOM: 21'1" x 13'4" Twin glazed doors leading to hallway, wooden flooring, double glazed window to side aspect with radiator under, exposed beams to ceiling, spotlights, inglenook style fireplace with herringbone brick inlay, wooden mantle over

and brick hearth with central Contuna log burner with glass front, recessed arches to either side, corner shelf with bracket and wiring for wall mounted T.V., raised power points, square opening leading to:

CONSERVATORY: 14'2" x 12'8" Glass vaulted ceiling with remote controlled openers and spotlights, full height windows with blinds on three sides with bi-folding doors leading to rear garden, tiled flooring with underfloor heating.

UTILITY ROOM: 13'7" x 6'1" Range of wall and floor units with wood block work surface over, inset single drainer stainless steel sink unit with mixer tap, washing machine point, tall larder style cupboard to one side with range of shelving, space for fridge/freezer, tiled flooring, radiator, double glazed window to side aspect, double glazed door to rear garden, exposed beams to ceiling, spotlights.

KITCHEN / BREAKFAST ROOM: 24'3" x 13'6"

Breakfast area: Central island with breakfast bar to one side and corner cupboards, radiator, twin double glazed doors leading to rear garden, exposed beams to ceiling, spotlights, door to utility room, tiled flooring, peninsular style divide with wooden supporting beams and spotlights, granite work surface leading to:

Kitchen: Comprehensive range of matching floor and wall units with granite work surface, range of pan drawers with microwave shelf and oven over, free standing Belling seven ring gas hob with ovens under and Rangemaster extractor hood, fan and light over, black splashback, brick built tiled surrounds with brushed steel fronted power points and under unit lighting, further pan drawers, exposed beams to ceiling with spotlights, space for American style fridge freezer with cold water supply and cupboard over with lighting, wine cooler, integrated dishwasher with matching door, range of corner cupboards, inset Denby butler sink with mixer tap and hot water tap, double glazed window to rear aspect







overlooking garden, breakfast bar peninsular divide with wine rack under, matching tiled flooring, ceiling spotlights.

FIRST FLOOR: Galleried landing with wooden balustrades and glazed panels, vaulted ceiling with exposed beams, doors to primary rooms, built-in twin doored airing cupboard with range of shelving, hot water cylinder with pump system (not tested), radiator.

BEDROOM 3: 15'5" x 13'5" Double glazed window to front aspect overlooking driveway with radiator under, ceiling coving, double doored wardrobe with hanging space and shelving, bedside storage cupboards with wooden surface over, further chest of drawers with matching surface, door to:

EN-SUITE BATHROOM: White suite comprising: L shaped panelled bath with shower screen over, ceramic tiled surrounds, high level borrowed light windows providing natural light to landing, close coupled w.c., corner pedestal sink unit, ceramic tiled surrounds, double glazed frosted window to front aspect with arched windows over, tiled flooring, chrome heated towel rail.

BEDROOM 2: 14'3" x 13'5" Double glazed window to rear aspect overlooking garden, fields, woodland and golf course, ceiling coving, built-in wardrobe with hanging space and shelving, built-in bedside cabinet with wooden surface over, further chest of drawers with matching surface, door to:

EN-SUITE BATHROOM: White suite comprising: L shaped panelled bath, mixer tap with shower attachment, drench style hood and separate shower over, ceramic tiled surrounds, tiled flooring, close coupled w.c., vanity wash hand basin with mixer tap and drawers under, double glazed dormer window to rear aspect, chrome heated towel rail.

BEDROOM 4: 13'1" x 11'8" Double glazed window to front aspect overlooking driveway with radiator under, built-in wardrobe, ceiling coving, built-in bedside cabinets with wooden surface over, further chest of drawers with matching surface, door to:EN-SUITE

BATHROOM:White suite comprising: L shaped panelled bath with mixer tap, shower over with folding shower screen, close coupled w.c., corner wash hand basin, ceramic tiled surrounds, tiled flooring, chrome heated towel rail,





double glazed frosted window to front aspect with arched window over, high level borrowed light window to providing natural light to hallway, extractor fan, ceiling spotlights.

BEDROOM 1: 15'11" x 13'1" Feature cathedral ceiling measuring approximately 16'8" in height with high pitched roof to either side with exposed beams and wooden arch, two chest of drawers with matching wooden surface over, radiator, double glazed twin doors with full height windows to either side leading to:

BALCONY: Stainless steel balustrade with glazed panel fenders, outstanding views over rear garden, farmland and golf course.

WALK-IN WARDROBE: 9'8" x 4'1" Range of open shelving, hanging rails and storage areas, fluorescent tube lighting, ceiling coving.

EN-SUITE SHOWER ROOM: Large fully ceramic tiled shower cubicle with glazed screens, drench style hood and separate shower attachment, tiled flooring, ceramic tiled to walls, chrome heated towel rail, exposed wooden beam, double glazed frosted dormer window to rear aspect, close coupled w.c., vanity unit with oval wash hand basin, mixer tap and drawers under, mirror with automated lighting, ceiling spotlights, tiled flooring.





OUTSIDE: Directly to the rear of the property is a raised paved terrace with brick retaining walls with coping stones over, central steps leading to garden, doors leading out from breakfast room, utility room and sun lounge, cold water tap, lighting, remote controlled awning, over the main patio area is a balcony accessible from the primary bedroom, BBQ area with granite work surface with cupboards under, lighting. The primary garden is laid to lawn with manicured hedges, bushes and shrubs to either side, circular patio area, pathway leading to right hand side of property, lower walkway terrace leading to side pedestrian access, stable style railings with step leading to raised decked area, to the end of the garden is circular patio area.

HOME OFFICE / SUMMER HOUSE: 12'4" x 12'3" Chalet style, lighting, twin doors overlooking veranda with windows to side and rear aspect, wooden flooring.

STORE: 12'4" x 4'11" Door to front aspect.

GARDEN STORE: 12'1" x 7'7" Range of shelving, lighting, power points, twin side pedestrian doors.

DETACHED DOUBLE GARAGE: 19'0" x 16'8" Central supporting RSJ, twin roller remote control up and over doors, separate electric consumer box, power points, to one corner is a boxed-in store room with wall mounted Vaillant boiler supplying domestic hot water and central heating with pump system (not tested).

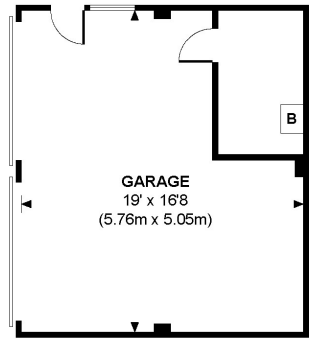
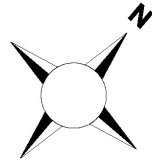




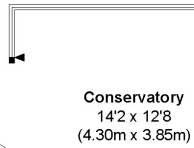
Oaklands House

Approximate Gross Internal Area
 Main House = 2954 Sq Ft / 274.41 Sq M
 Garage = 313 Sq Ft / 29.09 Sq M
 Store = 91 Sq Ft / 8.48 Sq M
 Summer House = 214 Sq Ft / 19.91 Sq M
Total = 3572 Sq Ft / 331.89 Sq M

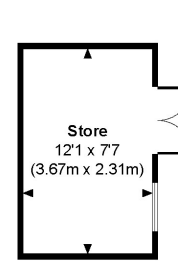
Outbuildings are not shown in correct orientation or location.
 Excludes void.



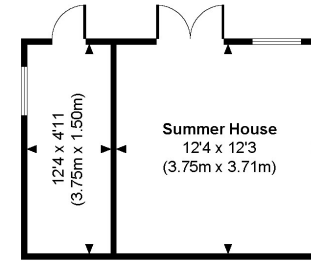
GARAGE



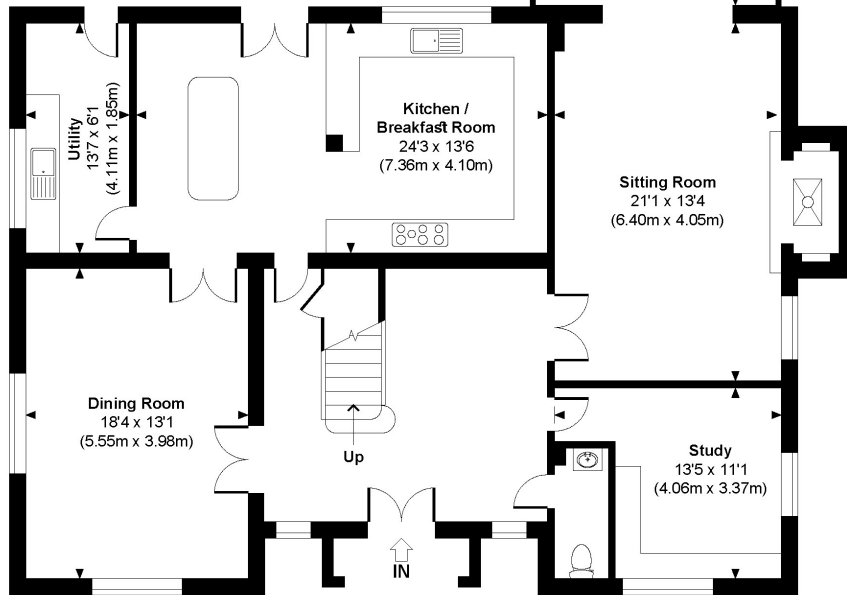
Conservatory
14'2" x 12'8"
(4.30m x 3.85m)



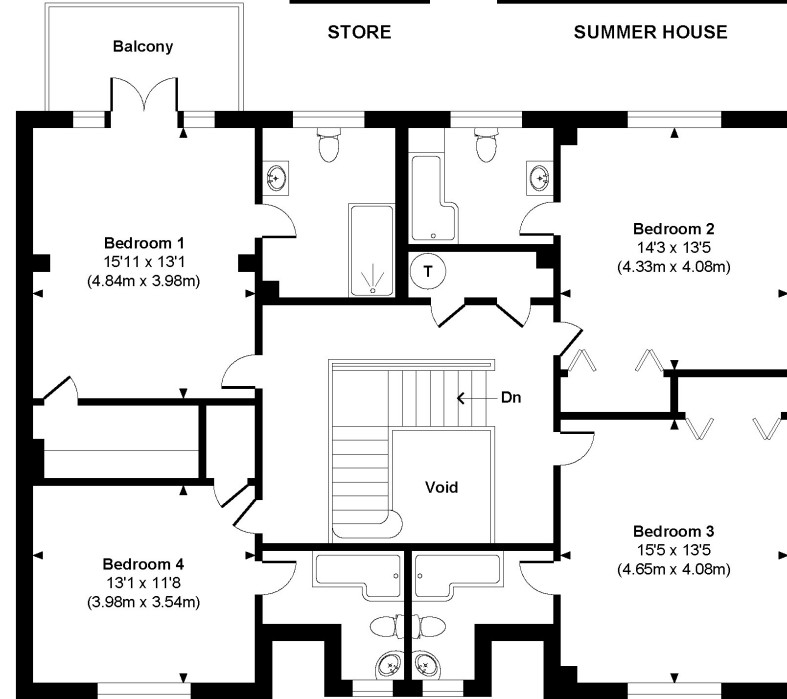
STORE



SUMMER HOUSE



GROUND FLOOR



FIRST FLOOR



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AGENTS NOTES:

Council Tax Band G – East Hampshire District Council

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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