



The Former Rectory

Rowlands Castle | Hampshire | PO9 6BA

FINE & COUNTRY

STEP INSIDE

The Former Rectory | £1,795,000 | Freehold

The Former Rectory, is arranged over 2 floors, has been substantially refurbished and improved to offer a host of modern conveniences. The property is light and spacious due to the excellent ceiling heights, making it ideal either for entertaining or comfortable family living. The current owners worked with a bespoke interior designer and have additionally installed a comprehensive system of lighting, audio visual and technology. The majority of the property has been rewired and replumbed. The property benefits from full double glazing. The property is accessed via an electric gated system on to a substantial block paved driveway, the property is entered via a stone column exterior porch, the generous ground floor accommodation flows from the reception hall through to a drawing room, formal dining room and study. Also accessed from the reception hall is the large kitchen/dining room by Cesar of Italy. This is at the heart of the home and incorporates Siemens / Miele and Tesla appliances; from here the family room, cinema room, utility room and garage (gym) are directly accessible. On the first floor, there is the master bedroom with a spacious en suite and balcony. 3 further double bedrooms and a family bathroom are also available on this floor.

The rear rooms of the property all have French Doors leading to a large sandstone terrace. The garden features a swimming pool with air source heat pump. The pool house consists of wc, changing area and cabana (with heating and AV facilities). There is also a large hot tub in a separate area of the garden. The 0.77 of an acre grounds are laid mainly to lawn with a variety of mature trees and hedging giving privacy to the setting. The Former Rectory also has approved planning permission for 2 large bedrooms both with en-suites and dormer windows in the loft area, along with further extensions along the length of the rear of the property. The location is a particular feature of the property with direct off-road footpath access to both

Havant Thicket and Staunton Country Park. The cities of Chichester and Portsmouth, both with well renowned shopping areas, are convenient. Transport links are excellent with access onto the M27, A27 and the A3(M) providing easy transport links including to London. The village has a main line train station with services into central London. For further travel, there are the ferries at Portsmouth and Southampton, and there is Southampton airport. The nearby Meon Valley is in the South Downs National Park and has picturesque villages surrounded by the rolling Hampshire countryside. The area has a number of state primary and secondary schools locally, as well as a selection of independent schools including Portsmouth Grammar School, Oakwood, Westbourne House, King Edwards, Bedales, Churchers, College Twyford, Seaford College, St Swithuns, Winchester College and Peter Symonds Sixth Form College.

ENTRANCE: Curved brick retaining wall with brick pillars and sandstone coping stones over, twin wrought iron remote controlled gates leading to large brick paviour driveway with extensive parking and access to garaging, brick retaining walls, manicured hedges and evergreens, covered porch with pillars, main front door with leadlight stained glass panels with matching panels to either side leading to:

ENTRANCE HALLWAY: Primary area 16'0" x 12'2" Luxury vinyl tile (LVT) flooring, balustrade staircase rising to first floor with galleried landing over, ornate ceiling coving, wired-in alarm, dimmer switch, roll top radiator, double glazed sash window to front aspect overlooking driveway, alarm panel and video entry phone system, door to drawing room.

INNER HALLWAY: Matching LVT flooring, panelled doors to primary rooms, ceiling coving.

DRAWING ROOM: 27'0" x 16'0" Twin double glazed French doors with windows to either side overlooking rear garden, farmland and woodland







beyond, ornate ceiling coving, ceiling spotlights, chimney breast with cast iron chrome inlay with coal effect gas fire and stone surround, wiring for T.V., over, three roll top radiators, twin double glazed sash style windows to front aspect overlooking driveway, dimmer switch.

FORMAL DINING ROOM: 14'3" x 13'1" Twin double glazed French doors with full height windows to either side leading to rear garden and raised terrace, ornate ceiling coving and ceiling spotlights, wired-in alarm, roll top radiator, LVT flooring, dimmer switches with zoned lighting, square opening leading to:

ENTERTAINMENT ROOM: 13'0" x 11'0" Overall width of adjoining rooms 26'4"

Twin double glazed French doors with full height windows to either side leading to raised terrace with views over garden towards farmland and woodland beyond, matching ceiling coving, ceiling spotlights, matching LVT flooring, roll top radiator, wall lights.

STUDY: 9'8" x 9'4" Matching LVT flooring, double glazed sash window to front aspect overlooking driveway and towards the St John the Baptist Church, recessed shelved area, roll top radiator, recessed ceiling spotlights, wired-in alarms, ceiling coving, dimmer switch.

KITCHEN / DINING ROOM: 27'0" x 19'3"

Dining area: LVT flooring, twin double glazed sash windows to front aspect overlooking driveway with roll top radiator under, zoned ceiling spotlights, over table light, door to inner lobby.

Kitchen: Comprehensive range of full height soft close cabinets with range of shelving, eye-level Siemens oven with cabinets over and under, Siemens grill and second microwave oven, tall integrated fridge and freezer with matching doors, matching LVT flooring, central island with composite worktop, inset sink unit with mixer tap and drawers under, integrated Miele dishwasher, bin drawer, range of pan drawers, inset Elica induction hob with central extractor, ceiling spotlights, roll top radiator, wiring for wall mounted T.V., twin double glazed French doors with full height windows to either side with views over the garden towards woodland and farmland beyond.

FAMILY ROOM: 19'9" x 12'9" Matching Amtico flooring, ornate ceiling coving, tall roll top radiator, twin double glazed French doors leading to terrace with views over garden, farmland and woodland beyond, second radiator, wiring for wall mounted T.V.

INNER LOBBY: Radiator with cover over.

CLOAKROOM: Close coupled w.c., radiator, wash hand basin with mixer tap, ceramic tiled to half wall level, matching flooring, extractor fan, ceiling spotlights and coving.





UTILITY ROOM: 8'8" x 6'2" Wood block work surface with inset single drainer sink unit with mixer tap and cupboard under, plumbing for washing machine and space for tumble dryer, tall larder style cupboard with range of shelving, extractor fan, ceiling coving, interlinking door to garage, radiator with cover over, matching flooring, ceramic tiled surrounds.

CINEMA ROOM: 16'7" x 13'2" Double glazed windows to side aspect with radiators under, wiring and bracket for wall mounted T.V., concealed pelmet lighting over with spotlights and hidden lighting.

DOUBLE GARAGE: 20'5" x 19'7" Double glazed windows to front aspect, remote control up and over door, fluorescent tube lighting, wood block work surface with range of cupboards under, wall mounted Worcester boiler supplying domestic hot water and central heating with separate controls and pump system (not tested), (garage is currently used as a gym).

FIRST FLOOR: Mezzanine landing to front aspect, tall recessed shelved area, double glazed window with arched top to front aspect overlooking driveway, steps leading to primary landing with balustrade, access to fully boarded and insulated loft via extendable ladder, panelled doors to primary rooms, range of built-in cupboards to wall with range of shelving, one housing hot water cylinder.

BEDROOM 4: 12'3" x 10'1" Dual aspect double glazed sash window to front and side overlooking driveway with radiator under, recessed shelved area, ceiling coving and spotlights.

BEDROOM 2: 14'3" x 13'1" Double glazed sash window to rear aspect overlooking garden with far reaching views towards farmland and woodland beyond, radiator, range of floor to ceiling sliding doored built-in wardrobes to one wall with hanging space and shelving, ceiling coving and spotlights.

BEDROOM 3: 13'0" x 11'0" Double glazed sash window to rear aspect overlooking garden with far reaching views towards farmland and woodland beyond, radiator, ceiling coving and spotlights.

BATHROOM SUITE: Arranged as two rooms

BATHROOM: 9'7" x 9'0" Double glazed sash window to front aspect with views towards the St John the Baptist Church, large marble tiled flooring and matching tiles to two walls, double ended free standing claw footed bath with telephone style mixer tap and shower attachment, recessed shelf to one end, radiator with chrome towel rail over, wash hand basin with mixer tap and chrome legs, ceiling spotlights, extractor fan, square opening leading to:

SHOWER ROOM: 8'7" x 6'9" Double glazed sash window to front aspect overlooking driveway, ladder style chrome heated towel rail, large shower cubicle open to one end with large screen, drench style hood and separate shower attachment, extractor fan, ceiling spotlights over, high level Burlington w.c. with chrome furniture, matching tiles to floor and walls.

BEDROOM 1: 19'4" x 17'2" Twin double glazed doors with windows to either side leading to balcony with views over garden towards woodland and farmland beyond, two roll top radiators, zoned lighting and dimmer switches, ceiling spotlights and coving, bracket and wiring for wall mounted T.V., door to:



EN-SUITE BATHROOM: 11'4" x 9'5" Large tiled marble flooring and tiled to half wall level, white suite comprising: double ended free standing claw footed bath with telephone style mixer tap and shower attachment, high level Burlington w.c. with chrome furniture, twin Burlington wash hand basins with chrome legs and mixer taps, large shower area with screen, drench style hood and shower attachment, chrome heated towel rail with roll top radiator, extractor fan, ceiling spotlights.

BALCONY: Accessible from the primary bedroom is a decked balcony with wrought iron railings and far reaching views over woodland and farmland.

OUTSIDE: To the rear accessible from the primary rooms is a flagstone raised terrace and manicured hedge with steps leading down to matching flagstone curved pathway which wraps around to the front of the summer house, al-fresco dining area and lawned garden and swimming pool, pillared raised balcony to primary bedroom, the garden is laid to lawn with hidden French drains, mature trees, shrubs, evergreens and bushes. To the left hand side of the property is a brick paviour driveway measuring approximately 11'0" in width with outside power points, stable style gates leading to shingled pathway leading to lawned garden. The garden has built-in play areas including ship and slide, decked walk way, swings, approximately half way down the garden is a hard core area with hot tub, to the right hand side of the property is a pedestrian gate leading to rear garden.

SUMMER HOUSE: Detached chalet with twin doors to front and windows to either side with covered veranda, adjacent to this is an open pitched roof T.V., room/al-fresco dining area with wall heaters, flagstone flooring and balustrade, from here there are steps leading down to:

SWIMMING POOL: Covered and heated, enclosed by fence panelling and manicured hedge.

AGENTS NOTES:

The house had approved planning permission for 2 large bedrooms both with en-suites and dormer windows in the loft area, along with further extensions along the length of the rear of the property.

Council Tax Band F – East Hampshire District Council

Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](https://openreach.com)

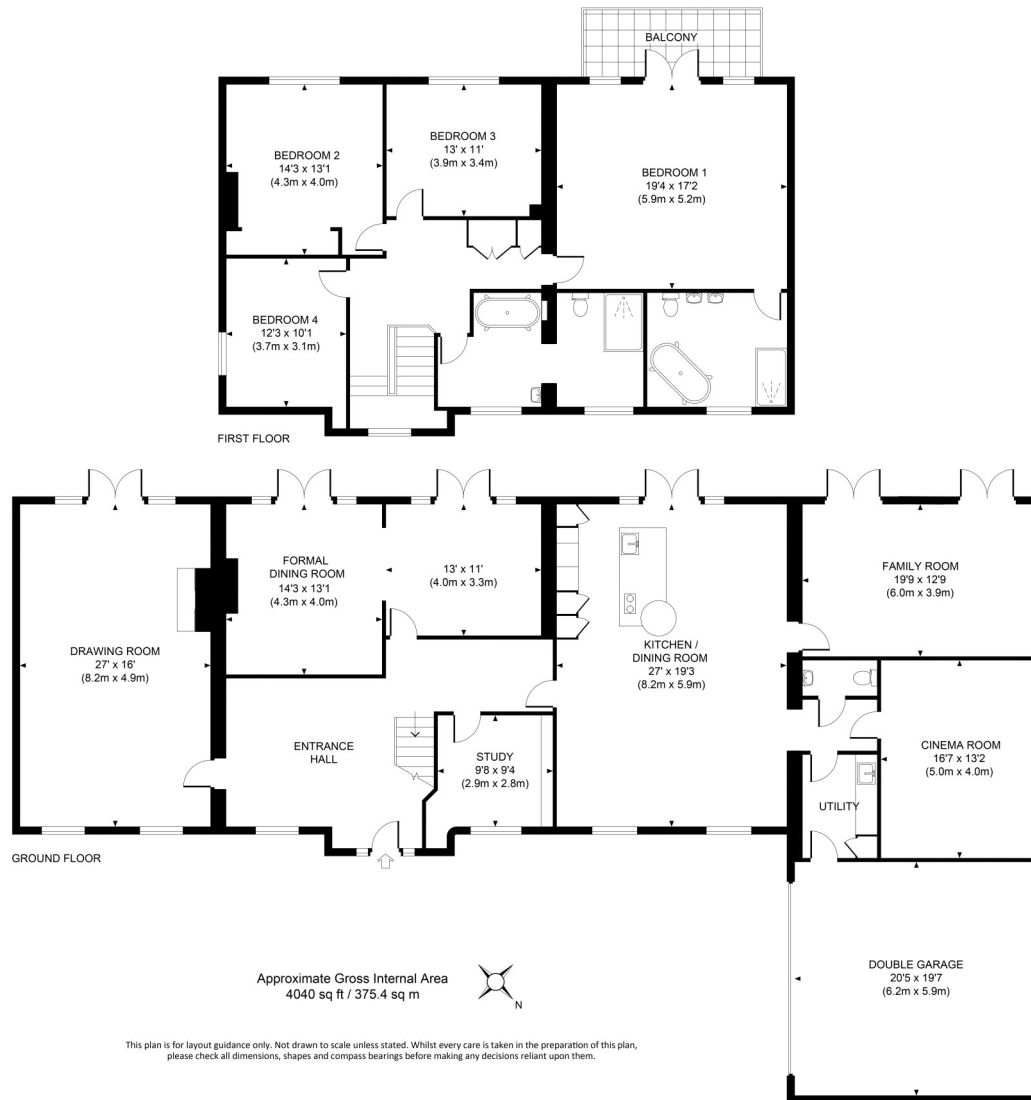
Flood Risk – Refer to -

[\[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\]](https://gov.uk/check-long-term-flood-risk.service.gov.uk)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(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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