



Links Cottage

Links Lane | Rowlands Castle | Hampshire | PO9 6AF

FINE & COUNTRY

STEP INSIDE

Links Cottage | Freehold | £2,000,000

Links Cottage is situated a short walk from a prestigious golf course, an attraction that will surely not go unnoticed by many a golf enthusiast. This fine family home is one of a limited number of what would be regarded by many as the best to be found in the area, this is a house which is truly one of a kind with generous space for modern family living totalling 4172 sq ft of internal accommodation & garaging. The current owners have carried out extensive updating and extensions to the property with a great deal of consideration and thought going into these improvements. The accommodation comprises: hallway, cloakroom, study, 34' sitting room incorporating dining room, utility room and an open plan 26' kitchen incorporating dining and family room which has a separate spiral staircase rising to the north wing. On the first floor are four bedrooms, two with en-suite facilities and a separate dressing room, cloakroom and bathroom. The property stands back from the road with a private gated driveway leading to a detached garage block with three garages and a home office above.

Located in close proximity of the thriving and charming village of Rowlands Castle which has many social events including a Summer Fete and May Day picnic, the village accommodates commuters with its mainline railway station providing regular services to London Waterloo, commutable road links via the A3 where the cities of Portsmouth, Chichester and Southampton can be reached within a reasonable timeframe. Close by is the pretty harbour village of Emsworth,

historically renowned for its oyster fisheries and having a variety of cafes, restaurants, boutique shops and footpaths providing lovely walks along the water's edge. Chichester with its magnificent Cathedral, Festival Theatre and abundant array of shopping and dining options can be reached by a short drive along the A27, the South Downs National Park is a short drive away and offers vast open spaces of rolling countryside for walks and cycling.

ENTRANCE: Lowered kerb leading to brick paviour driveway with brick retaining walls to either side with high pillars to gateway and plaque depicting house name, external letter box, wrought iron soldier railings, entry phone system, twin wrought iron gates leading to curved crescent style shingle driveway with brick surrounds, to the front section is a lawned garden with mature tree enclosed by stable style fencing, further range of bushes and evergreens leading to a large turning and parking area to the front of the garage. To the left hand side of the driveway is a large lawn and fruit trees enclosed by fence panelling, on reaching the front of the property are slate steps with brick borders leading up to covered veranda with slate, flagstone and brick terrace area which wraps round to either side of the house. To the right hand side of the property is a further lawned garden leading to rear garden and a wooden built shed, main front door with original latch leading to:





HALLWAY: Flagstone tiled flooring with underfloor heating, double glazed windows to front aspect with wood surrounds, entry phone system, glazed panelled door leading to dining room/living room, doors to primary rooms, glazed panelled door leading to sitting room, balustrade staircase rising to first floor, understairs cupboard, controls for heating.

CLOAKROOM: High level w.c. with wooden seat and chrome furniture, wash hand basin with metal legs and chrome taps, double glazed frosted window to front aspect and matching window to side, tiled flooring, cloaks hanging area, panelled door, dimmer switch.

STUDY: 7'0" x 5'9" Tiled flooring with underfloor heating, ceiling spotlights, double glazed window to rear aspect overlooking garden.

OPEN PLAN SITTING ROOM INC. DINING ROOM: 34'3" x 15'0" Divided by bi-folding central doors.

Sitting Room: 19'7" x 15'0" Oak wood flooring, full height sliding double glazed door to side aspect overlooking primary garden, double glazed wood surround windows to front overlooking driveway and garden with roll top radiator under, exposed beams to ceiling, recessed chimney breast with log burner, shelving and bracket and wiring for wall mounted T.V, open shelving to either side of the chimney breast.

Dining Room: 15'8" x 14'5" Central chimney breast with feature surround fireplace with brickette inlay hearth, double glazed window overlooking driveway and garden with roll top radiator under, wall lights, control for central heating, glazed panelled door leading to open plan kitchen / family room.

FAMILY ROOM: 13'5" x 12'7" Bracket and wiring for wall mounted T.V., glazed panelled door leading to hallway, ceiling spotlights, tiled flooring with underfloor heating, zoned lighting, full height double glazed windows with door to one side leading to rear paved garden, window to one side, central supporting beam, leading to:

OPEN PLAN KITCHEN / BREAKFAST ROOM: 26'4" x 24'3" Arranged as separate area with family room and access to dining room with deep work surface and bar area with wine coolers under and glazed shelving over, door to utility room, zoned lighting, matching flagstone flooring with underfloor heating, spiral staircase rising to first floor, vaulted ceiling with oak supporting beams, ceiling spotlights, three skylight windows, bi-folding doors leading to paved garden with window to side aspect.

Kitchen: Stephen Anthony country style designed kitchen, double glazed window overlooking primary garden, inset 1½ bowl sink unit with mixer tap and quartz drainer, pull out trays, integrated dishwasher with matching door, eye-level Neff coffee machine with steam oven and deep warming drawer under, curved corner units, tall larder style fridge and freezer with matching doors, further curved wall unit, recessed false chimney breast with green glass inlay and space for free standing gas range cooker with extractor hood, fan and light over, matching surrounds, two wall mounted units with glazed doors and high level mantle over, integrated spice cupboards, pan drawers. Central island with breakfast bar and curved work surface to one side with curved units to the other, basket style shelving, large curved corner unit, circular sink with wood block work surface to one side, ceiling spotlights.







UTILITY ROOM: 13'10" x 8'10" Tall floor to ceiling built-in larder units with shelving, ceiling spotlights, matching flagstone flooring, door to side paved garden, wood block work surface with butler style sink and mixer tap, washing machine point, space for tumble dryer, window overlooking primary garden, range of wall and floor units, panelled door, tall larder unit with range of shelving, one wall mounted unit housing boiler supplying domestic hot water and central heating (not tested).

FIRST FLOOR: Landing, doors to primary rooms, arched opening leading to inner hallway, dimmer switches, radiator, access to loft space, spiral staircase to ground floor, large walk-in airing cupboard with mega-flow hot water tank, radiator, further built-in storage cupboard with shelving.

FAMILY BATHROOM: White suite comprising: P shaped panelled bath with mixer tap, separate shower over with drench style hood and curved shower screen, tiled shelf to one end and tiled splashback, ceiling spotlights, double glazed window to rear aspect, pedestal wash hand basin with mixer tap, tiled flooring, access into storage eaves, radiator with chrome fender and towel rail, panelled door.

BEDROOM 4: 13'11" x 9'11" Double glazed wood surround windows to rear aspect overlooking garden and radiator under, ceiling coving, panelled door, access into loft storage eaves.

BEDROOM 3: 11'5" x 11'4" Double glazed wood surround windows overlooking driveway and primary garden, panelled door. ceiling coving, built-in double doored wardrobe with rail and shelving, dimmer switch.

PRIMARY BEDROOM SUITE: Passageway and arched entrance into both dressing room and bedroom.

DRESSING ROOM: 11'4" x 9'6" Fitted with comprehensive range of floor to ceiling wardrobes with hanging space and shelving, corner unit, dressing table with drawers, double glazed wood surround windows overlooking driveway and garden, ceiling spotlights and coving.





BEDROOM 1: 16'4" x 15'0" Double glazed wood surround windows overlooking primary garden and window to front overlooking driveway with double radiator under, slight eaves to ceiling, wood surround fireplace with granite inlay and hearth.

EN-SUITE FEATURE BATHROOM: 9'5" x 8'0" Tiled limestone flooring with underfloor heating, large shower area with drench style hood and screen, fully limestone tiled surrounds, free standing double ended claw footed bath with mixer tap, pedestal wash hand basin with mixer tap, mirror fronted medicine cabinet with touch lighting over, high level w.c. with chrome furniture, radiator with towel rail, panelled door, frosted double glazed window to side aspect.

CLOAKROOM: Low level w.c., skylight window.

BEDROOM 2: 16'5" x 11'5" Double glazed window to side aspect, double glazed window overlooking primary lawn and patio area with radiator under, ceiling coving and spotlights, door to:

EN-SUITE FEATURE BATHROOM: 9'9" x 9'0" Oval claw footed bath with mixer tap and separate shower attachment, large shower area with drench style hood and floor drain away, extractor fan, ceiling spotlights, panelled door, square wash hand basin with mixer tap and shelving under, low level w.c., mirror with automated lighting, ceiling spotlights.

OUTSIDE: To the rear is a large patio area with curved circular wall and central seating area with brick surrounds, raised flower borders, steps leading up to raised terrace which wraps to the north side of the property with pathway leading to front garden, lighting and spotlights.

DETACHED TRIPLE GARAGE BLOCK: 29'8" x 19'9" Three remote control up and over doors, brick paved area to front of each garage, fluorescent tube lighting, power points, separate electric consumer box and door to side leading to:

UPPER FLOOR/ HOME OFFICE: Lobby, door leading to:

HALLWAY: Understairs storage cupboard, dog legged staircase rising to first floor, radiator, door to garage.

LANDING: Dormer double glazed windows to side and rear aspect, door to:





HOME OFFICE / STUDIO / CINEMA ROOM: 29'6" x 18'0" into dormer window, slight eaves to front and rear ceiling restricting headroom, two double glazed dormer windows with radiators under overlooking driveway and garden, wood laminate flooring, separate alarm panel, further radiator, loft access with extendable ladder into part-boarded roof space.

CLOAKROOM: Low level w.c., wash hand basin, Triton hot water tap, radiator, narrow built-in storage cupboard with hot water boiler for heating.

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 take the second exit at the next roundabout into Havant Road, continue along and take the second road on the left hand side into Castle Road, continue to Redhill Road towards the village green, turn left at the green into Links Lane where Links Cottage can be found approximately half way along the lane on the right hand side, prior to the junction with Holt Gardens.

AGENTS NOTES:

Council Tax Band G East Hampshire District Council

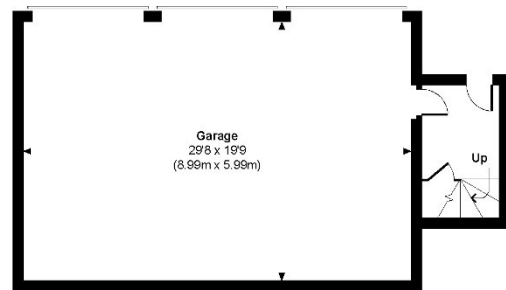
Broadband – ADSL/FTTC/FTTP [Fibre Checker \(openreach.com\)](https://openreach.com/fibre-checker)

Flood Risk – Refer to -

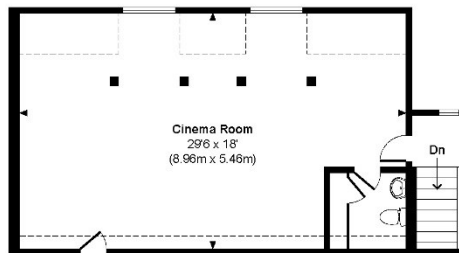
[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk)





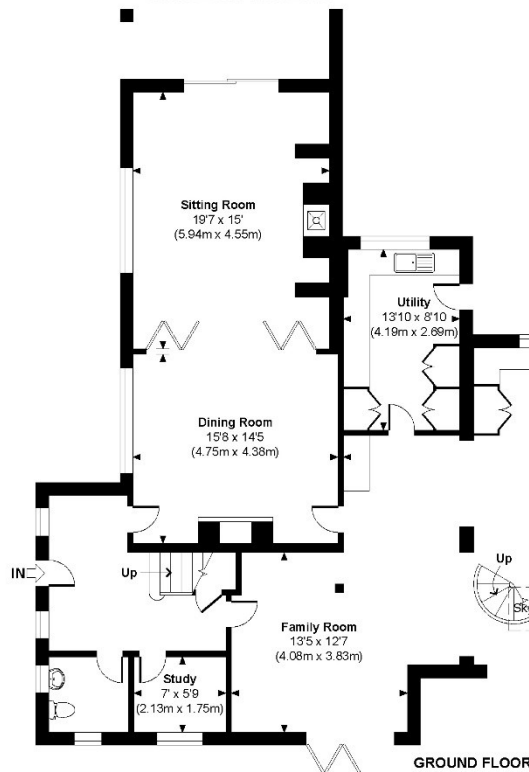


GARAGE GROUND FLOOR

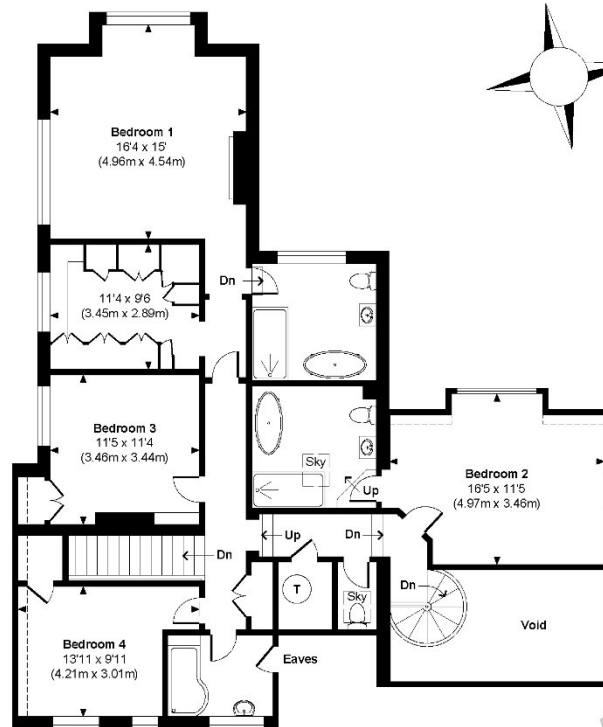


GARAGE FIRST FLOOR

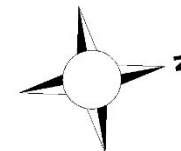
Links Cottage
Approximate Gross Internal Area
Main House = 2955 Sq Ft / 274.49 Sq M
Garage = 1217 Sq Ft / 113.11 Sq M
Total = 4172 Sq Ft / 387.60 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with restricted room height but excludes void.



GROUND FLOOR



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.



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.



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