

# ARDEN & WAY



### 3 The Peak

, Rowland's Castle, PO9 6AH

**Asking price £1,200,000**

Arden & Way are pleased to present this chain-free spacious family home in sought-after village location. Tucked away in a peaceful cul-de-sac, accessible via Links Lane or Bowes Hill, this impressive six-bedroom detached home is part of the highly desirable village of Rowlands Castle. Offering generous living space and exciting future potential, it's ideal for families seeking a forever home.

Recently modernised and extended, the property includes a large loft and safe extension – partially completed and ready for the new owners to finish to their taste. This is a unique opportunity to add personal style and further value.

Below the roof deck is a warming operation. The roof deck is covered with bifacial solar absorbers for the winter. Solar heating gains are partially from roof-outside solar. Above the roof deck is a large sunny room that could easily be used for a variety of purposes. The direct solar gain to the room is derived from an air gap, a double glazing system, and a solar chimney. A warming study room and a variety of other rooms

Upstairs, there are four generous bedrooms and two sleek, updated bathrooms. The structure for two more bedrooms and an additional bathroom is in place, ready to be completed, offering even more flexibility for growing families.

Outside, the secure south facing garden is ideal for children and pets. The detached double garage and driveway provide ample parking.

- Six bedroom detached house
- Modernised kitchen dining family room
- Prime location off Links lane and Bowes Hill
- Quiet village cul-de-sac setting
- Light and spacious interior
- Double garage and dual entry driveway
- Modern decor throughout
- Potential to finish the side and loft extension
- Double glazing though out
- Three reception rooms

Please contact our Arden & Way Office on 02392 460 899 if you wish to arrange a viewing appointment for this property or require further information.



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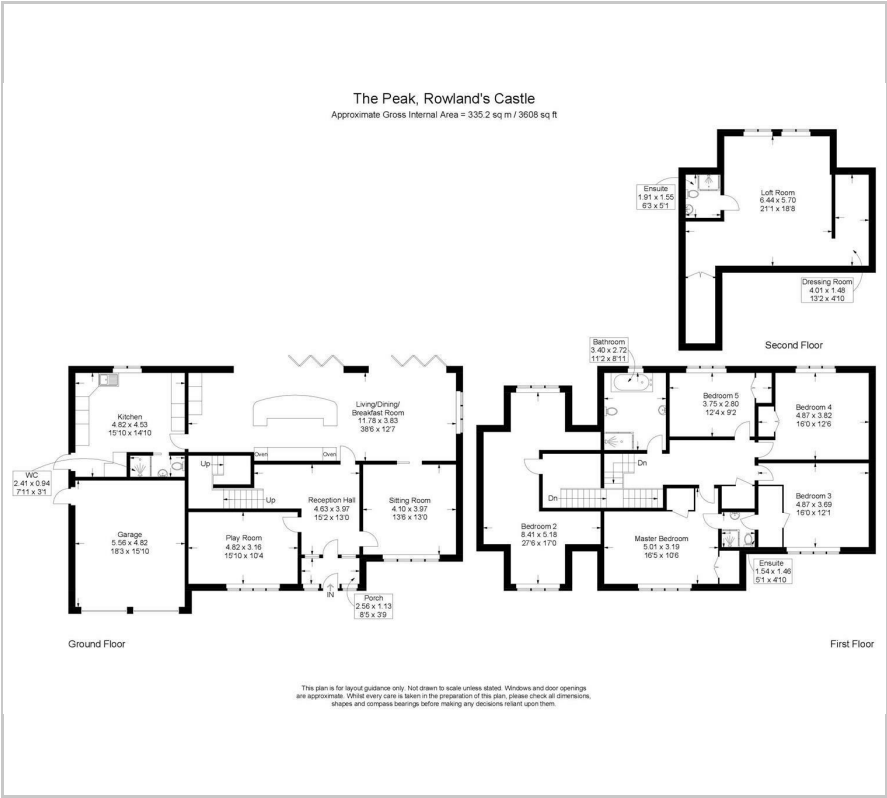


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Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

120 Elm Grove, Hayling Island, Hampshire, PO11 9EH

Tel: 02392 460 899

Email: [info@ardenway.co.uk](mailto:info@ardenway.co.uk)

[www.ardenway.co.uk](http://www.ardenway.co.uk)