





£475,000

# 1 Castle Road

Rowlands Castle, PO9 6AP

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- REAR GARDEN IN EXCESS OF 100M
- CHARACTER HOME
- NO FORWARD CHAIN
- CENTRAL VILLAGE LOCATION

Offered to the market with no forward chain, positioned in the heart of Rowlands Castle village, this charming three-bedroom semi-detached home, believed to be constructed in c1889 from attractive 'Bath stone', offers character, space, and a substantial Westerly aspect rear garden of approximately 100 metres in length. The property features a welcoming bay-fronted sitting room with a fireplace, a separate dining room opening into the kitchen, and a bright conservatory overlooking the garden. A ground floor bathroom is accessed via a rear lobby. Upstairs, there are three bedrooms, with the master bedroom benefitting from a dressing room ideal for conversion into an en-suite. The expansive rear garden is mainly laid to lawn with mature shrubs and flowerbeds, providing a peaceful outdoor retreat. A spacious forecourt and bay window frontage, which could be adapted to parking (subject to planning) complete this delightful period home.



Located in the heart of Rowlands Castle village, this attractive three-bedroom semi-detached period home, constructed in 1895 from distinctive Bath stone, offers a rare opportunity to purchase a character property with no forward chain and plenty of scope to extend and personalise (subject to planning permission).

Set back from the road behind a spacious bay and forecourt, the property is approached via a pathway leading to the front entrance. Once inside, the welcoming hallway gives access to the main reception rooms. The sitting room is a bright and comfortable space featuring an attractive bay window and a traditional fireplace, while the separate dining room also benefits from its own feature fireplace and an opening through to the kitchen, creating a sociable and flexible layout. From the dining room, a door leads into the conservatory, which overlooks the impressive rear garden. A ground floor bathroom is accessed via a small lobby to the rear.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, two of which include feature fireplaces, adding to the home's period charm. The master bedroom further benefits from a dressing room, offering ideal potential for conversion into an en-suite shower room if desired.

Externally, the property truly excels with a substantial rear garden extending to approximately 100 metres, mostly laid to lawn with mature shrubs, trees, and well-stocked flowerbeds. The space offers significant potential for extension or landscaping to create a stunning outdoor retreat.

This beautiful Bath stone home retains much of its original character while providing an excellent opportunity for new owners to put their own stamp on the property and modernise to taste. Perfectly positioned within the centre of Rowlands Castle, close to local amenities, transport links, and village green, this is a rare find in such a sought-after location.

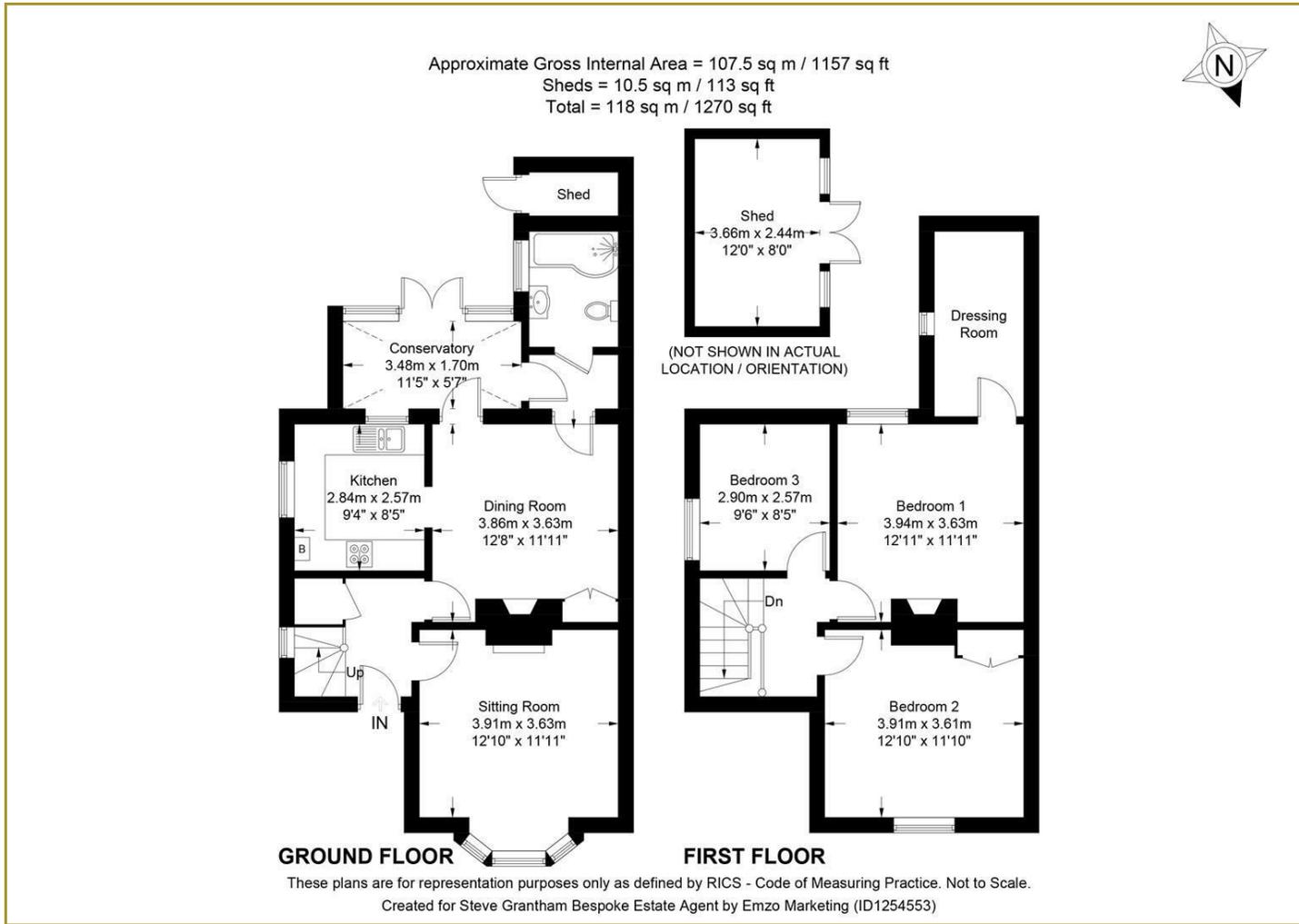
An internal viewing is highly recommended to fully appreciate the charm, potential, and generous accommodation on offer.



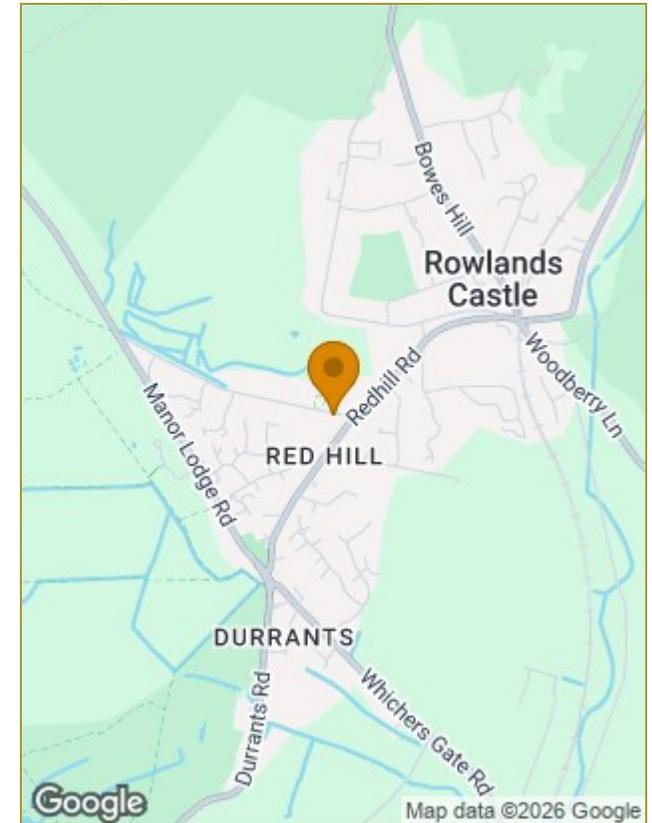




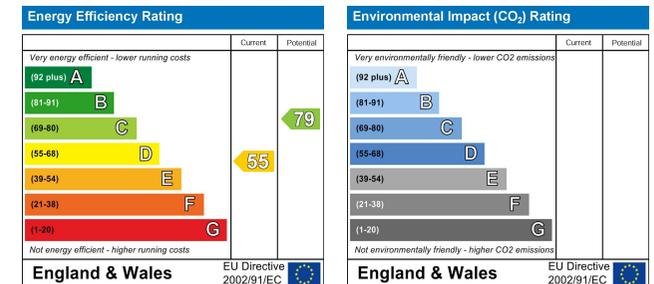
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.