



60 Links Lane, Rowlands Castle, PO9 6AF



- Prime residential position for this detached family home, which has been substantially extended to provide a spacious and thoughtfully designed home with character and charm. The property is approached over its own private driveway and enjoys a large mature garden plot and an impressive detached three car garage with cinema and games room above, perfect for classic car enthusiasts. Situated in Rowlands Castle's most requested road, the property is secluded and yet is an easy walk to the renowned links golf course, Village Green with its shops and public houses and mainline railway station. The Accommodation is ideally arranged for family living with a generous and versatile living space and benefits from a spacious well fitted kitchen/ breakfast room, with dining area with doors opening onto the rear garden and alfresco Terrace. Upstairs there are four double bedrooms, the master bedroom suite has a dressing room and ensuite bathroom. Guest room with ensuite bathroom, Two further bedrooms and a family bathroom. In the grounds there is a detached three car garage with first floor cinema/games room.

- DETACHED FAMILY HOME
- THREE RECEPTION ROOMS PLUS STUDY
- FOUR DOUBLE BEDROOMS
- PRINCIPAL SUITE WITH DRESSING ROOM & EN SUITE
- DETACHED GARAGE COMPLEX
- MATURE LANDSCAPED GARDENS
- PRESTIGIOUS LINKS LANE LOCATION
- CLOSE TO ROWLANDS CASTLE GOLF CLUB & STATION

Asking Price
£1,850,000
Freehold





ACCOMMODATION

Ground Floor:

- Reception Hall
- Cloakroom
- Sitting Room
- Dining Room
- Family Room
- Study
- Kitchen/Breakfast/ Family Room
- Utility Room



First Floor

- Landing
- Principal Bedroom with Dressing Room & En Suite Bathroom
- Bedroom Two, Ensuite Bathroom
- Bedroom Three
- Bedroom Four
- Family Bathroom
- Additional Cloakroom

Detached Garage Building:

- Triple Garage
- First Floor Cinema/Games Room
- Cloakroom

EPC: C

Council Tax: G





LOCATION

Rowlands Castle is a village in southeast Hampshire, on the border with West Sussex. It is a quintessential English village with its large village green, range of shops, pubs, café, surgery/pharmacy, school, & church. Local attractions include Stansted Park Estate with its farm shop, garden centre, tea rooms & walks, as well as the prestigious Links Golf Course.

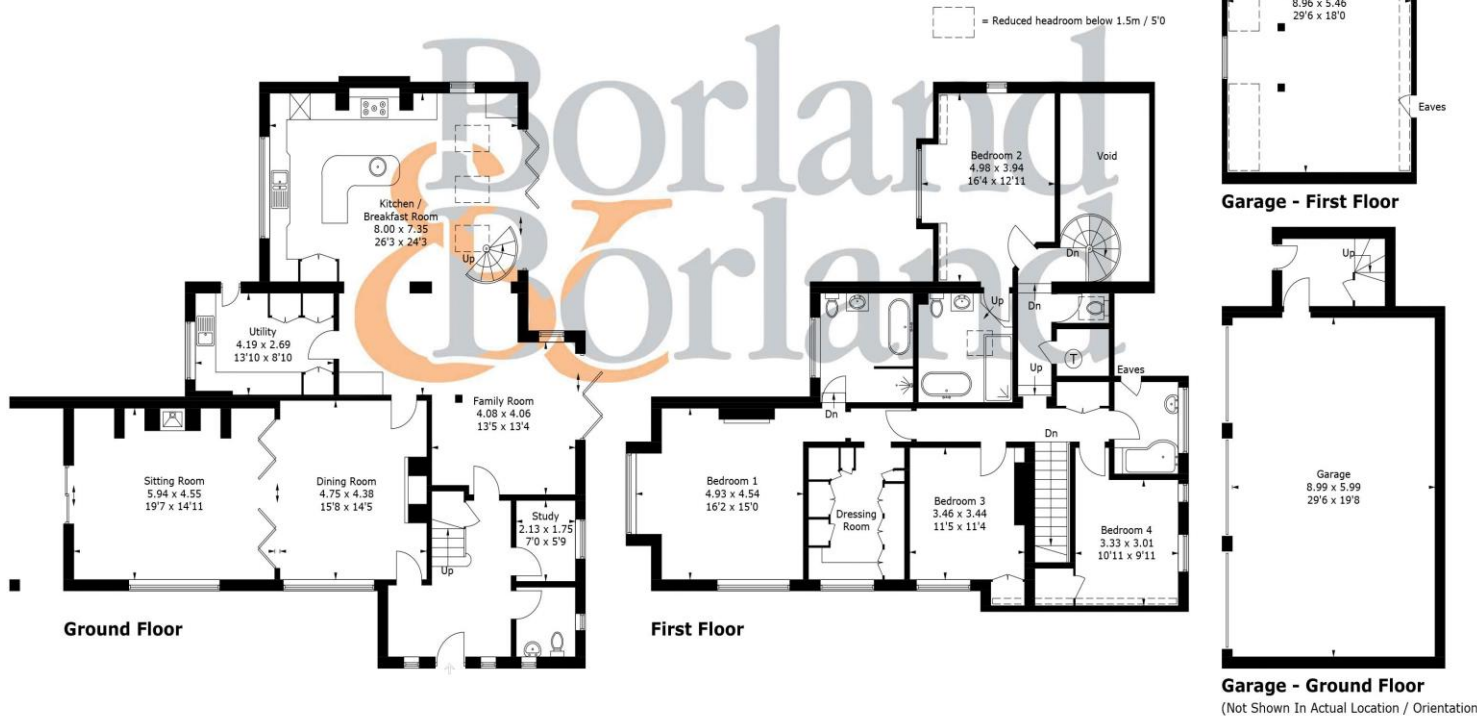
Rowlands Castle has a mainline railway station for London Waterloo and Portsmouth, and easy access to the A3. Close to open countryside, it is perfect for long walks and has easy access to the Southdowns National Park.





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Approximate Gross Internal Area = 276.5 sq m / 2976 sq ft
 Garage = 113.6 sq m / 1223 sq ft
 Total = 390.1 sq m / 4199 sq ft
 (Excluding Void)



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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1315041)

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