



22 Deerleap Lane, Rowland's Castle, PO9 6FD

Guide Price £550,000

 **Henry Adams**
estate agents

22 Deerleap Lane, Rowland's Castle

- Requested gated development
- Semi-detached bungalow
- Viewing highly advised
- Premier guarantee remaining
- Two bedrooms
- En-suite shower and en-suite bathroom
- Walking distance to the village green
- Light and spacious
- Underfloor heating

A rare opportunity to purchase this beautifully presented two bedroom semi-detached bungalow situated in this highly requested gated development within Rowlands Castle.

This light & spacious bungalow has been built to a high specification and also benefits from a garage and driveway. The entrance hall is spacious with a large storage/utility cupboard there is also a modern fully tiled cloakroom.

The sitting room is an excellent size with a feature bay window and double doors leading out to the garden. The kitchen is stylish with a matching range of shaker style wall and base units, integrated appliances, Amtico flooring and views out to the garden.





Bedroom one is an excellent size double room with mirror fronted fitted sliding wardrobes offering plenty of storage and door out to the garden. There is a stylish en-suite with a large walk-in shower, inset wash hand basin, fully tiled and also has underfloor heating.

Bedroom two is also an excellent size double which also has a stylish en-suite with a enclosed panel bath, inset wash hand basin, fully tiled and underfloor heating.

Outside the garden has been well maintained by the current owners and has a patio area perfect for enjoying the summer evenings, views across woodland, lawn and flower borders.

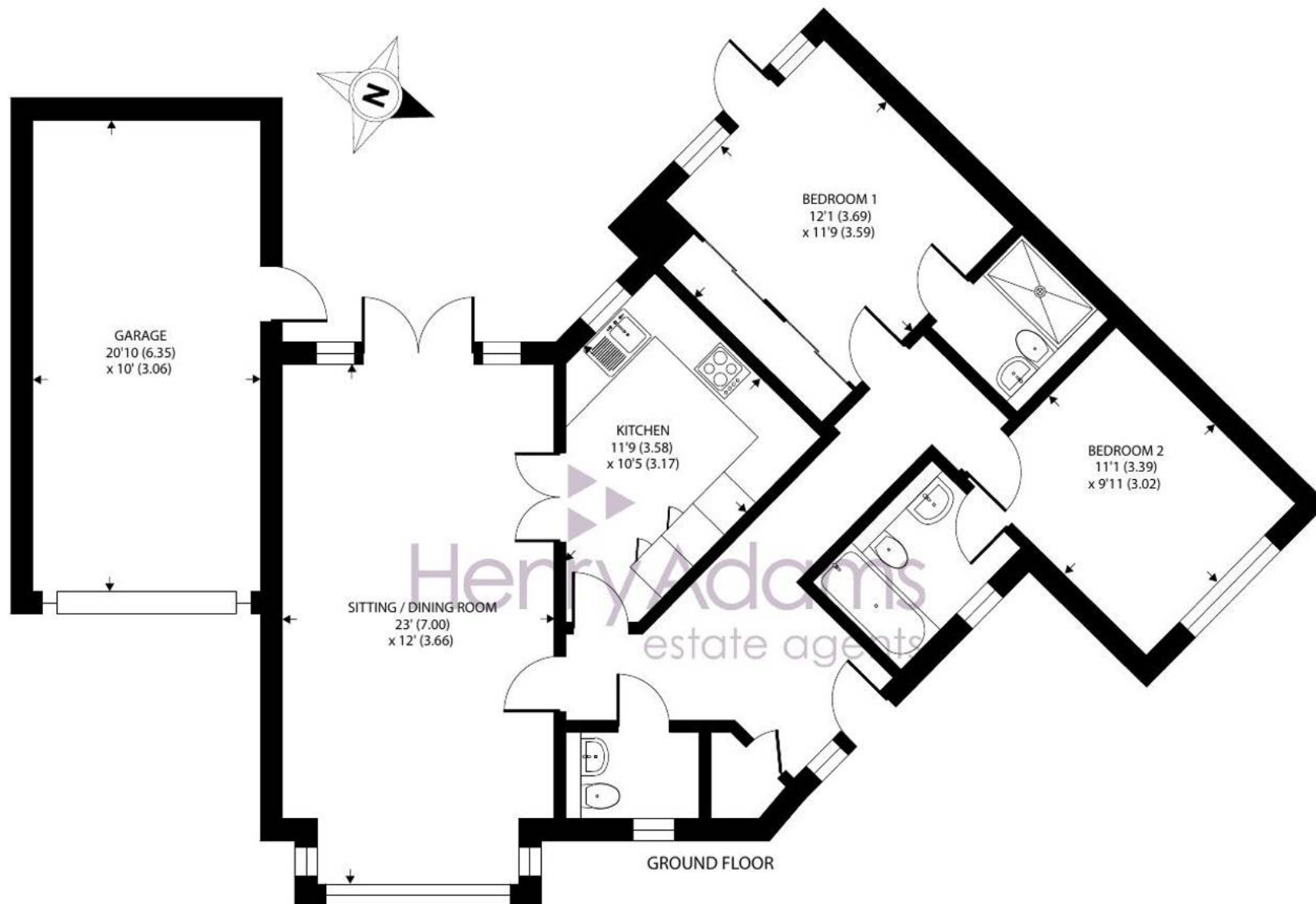
The garage has power and light and a side door leading out to the garden. To the front there are mature shrubs, laid to lawn and a driveway providing off road parking.

East Hampshire District Council - Tax Band D

EPC-B







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Approximate Area = 899 sq ft / 83.5 sq m

Garage = 209 sq ft / 19.4 sq m

Total = 1108 sq ft / 102.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.
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Location - The property is in a prime location in the picturesque village of Rowlands Castle. The property is within reach of the station with access to Portsmouth and London Waterloo. Rowlands Castle is set on the edge of the South Downs in a conservation area. It is conveniently positioned between Petersfield with good road links to London, the historic Cathedral City of Chichester with its Festival Theatre, racing at Goodwood and Portsmouth with its maritime links including HMS Victory, the Mary Rose and ferries to the Continent.

Directions - what3words.com/protests.treaty.thrones

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 377773 view details online at henryadams.co.uk

