





Guide price £475,000

# 58 Oaklands Avenue

Rowland's Castle, PO9 6BQ

- DETACHED HOME
- TWO BATHROOMS
- AMPLE OFF ROAD PARKING
- KITCHEN/DINING ROOM
- THREE BEDROOMS
- WELL PROPORTIONED GARDEN
- LEAFY CUL-DE-SAC LOCATION
- BACKING ON TO WOODLAND

Tucked away at the foot of a quiet cul-de-sac in the ever-popular village of Rowlands Castle, this attractive three bedroom detached family home enjoys a peaceful setting backing directly onto woodland, offering both privacy and a wonderful natural outlook.



The property is approached via ample off-road parking and presents a smart brick façade, complemented by a well-maintained frontage. A welcoming entrance hall sets the tone, with stairs rising to the first floor and access to the principal ground floor rooms. To the rear, the sitting room is a beautifully light-filled space, enhanced by wide glazed doors that open directly onto the rear garden, allowing sunshine to stream in and creating a seamless connection between inside and out. There is plenty of space for comfortable seating, making it an ideal room for both relaxing evenings and entertaining.

To the front of the property, the kitchen/dining room is well arranged and generous in size, with a comprehensive range of modern units, ample worktop space and integrated appliances. The dining area comfortably accommodates a family table, making it a sociable and practical hub of the home. The ground floor is further complemented by a contemporary cloakroom room, thoughtfully fitted and ideal for guests or busy family life.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom is a particularly comfortable double with pleasant leafy outlooks and an en-suite shower room, while the remaining two bedrooms provide excellent versatility for children, guests or home working. A modern family bathroom serves this level, fitted with a white suite including a bath with shower over, completing the accommodation.

Externally, the rear garden is a real highlight. Well proportioned and private, it features a generous patio area ideal for outdoor dining, leading onto a level lawn bordered by mature planting and enclosed by brick walling and fencing. Beyond the boundary, the garden backs directly onto woodland, providing a lovely sense of seclusion. A leafy footpath to the rear offers a delightful walk straight into the heart of Rowlands Castle village, where you will find the picturesque green, an array of independent shops, cafés and excellent transport links including the train station.

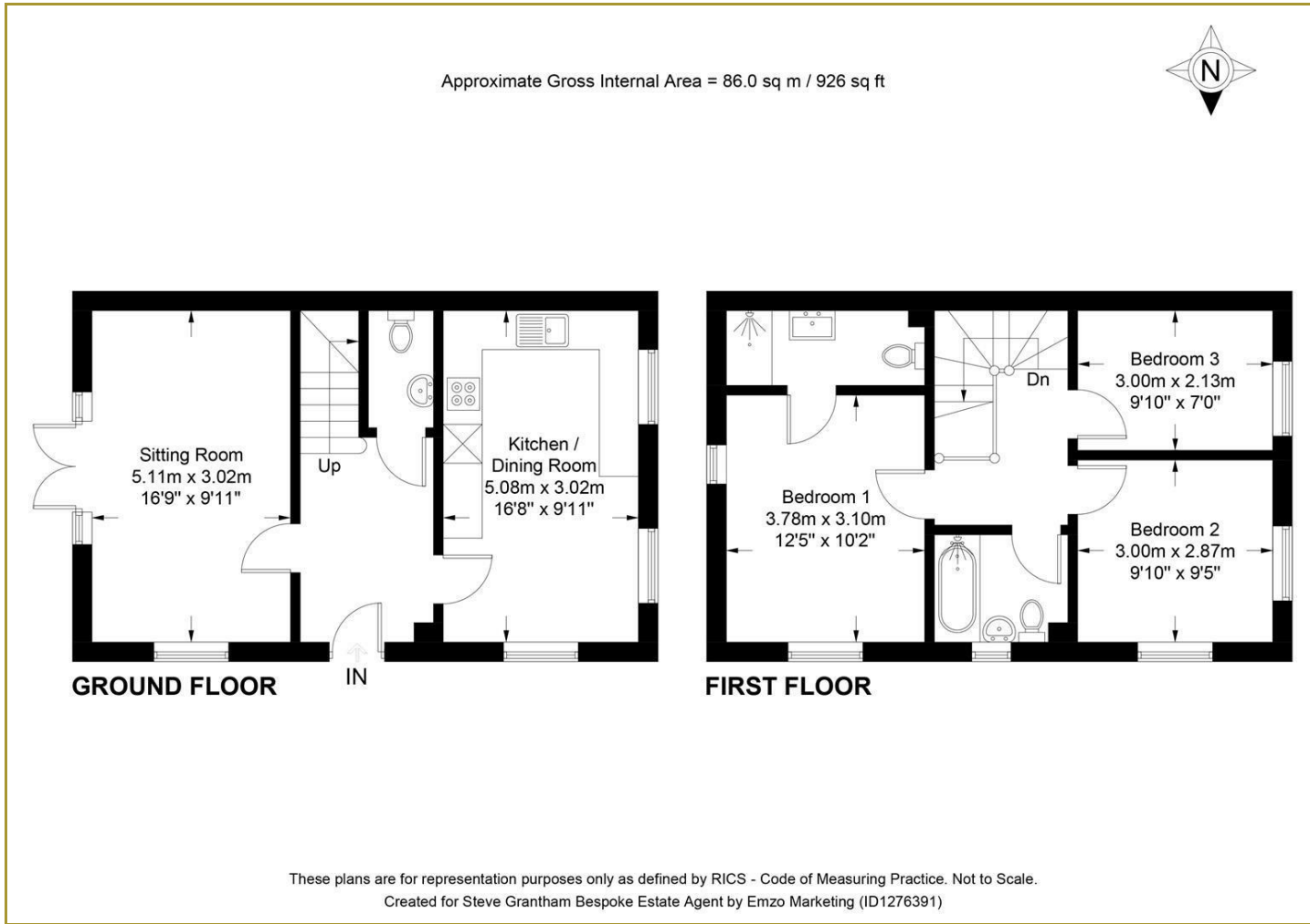
Combining a quiet cul-de-sac location, two bathrooms, ample parking and a private woodland backdrop, this detached home offers a superb opportunity for families seeking village living with both convenience and tranquillity.



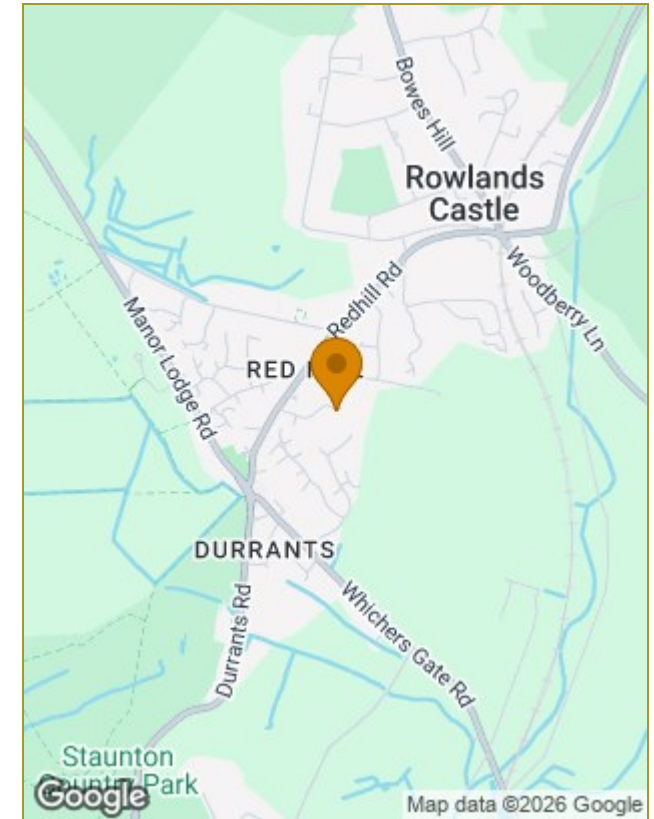




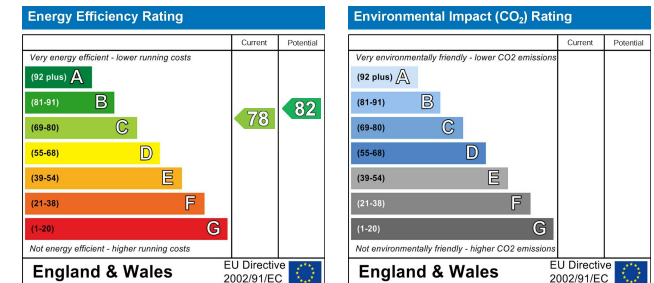
# Floor Plans



# Location Map



# Energy Performance Graph



Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 inc. VAT per named purchaser, which is paid in advance, when

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.