



**Guide Price**  
**£850,000**

**Freehold**

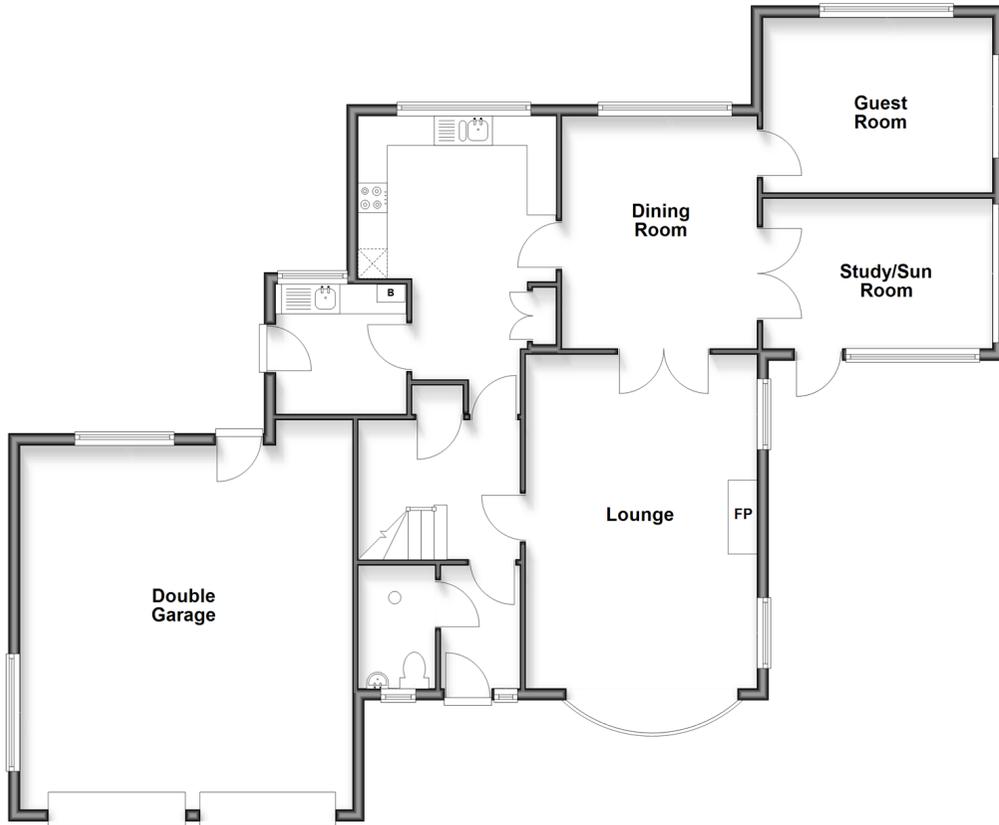
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**The Peak, Rowland's  
Castle, Hampshire, PO9**

**cubitt & west**  
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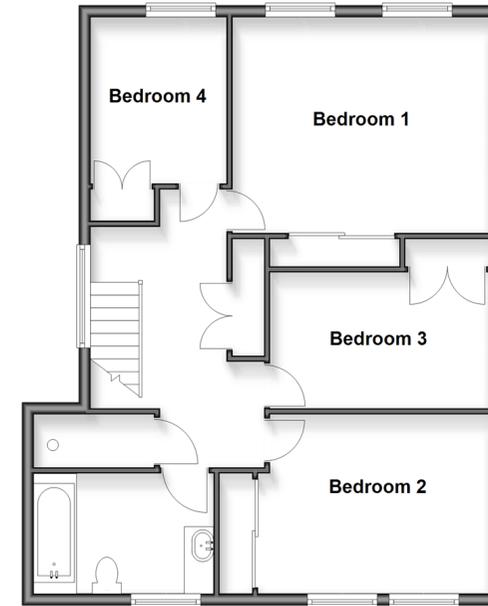
### Ground Floor

Approx. 129.2 sq. metres (1390.5 sq. feet)



### First Floor

Approx. 70.0 sq. metres (753.5 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 18'3 x 12'9 (5.57m x 3.89m)

Dining Room: 13'0 x 10'9 (3.97m x 3.28m)

Study/Sun Room : 13'6 x 8'8 (4.12m x 2.64m)

Guest Room: 12'7 x 9'8 (3.84m x 2.95m)

Kitchen: 16'8 x 11'3 (5.08m x 3.43m)

Utility Room: 7'9 x 7'5 (2.36m x 2.26m)

Wet Room

### FIRST FLOOR

Landing

Bedroom 1: 15'1 up to fitted wardrobes x 12'3 (4.60m x 3.74m)

Bedroom 2: 13'1 x 10'2 up to fitted wardrobes (3.99m x 3.10m)

Bedroom 3: 13'5 x 7'6 up to fitted wardrobes (4.09m x 2.29m)

Bedroom 4: 8'9 up to fitted wardrobes x 7'4 (2.67m x 2.24m)

Bathroom

Wet Room

### OUTSIDE

Front & Rear Gardens

Double Garage

Driveway Parking



## Main features

- Detached family home in a cul-de-sac location
- Situated on a substantial plot
- Opportunity to extend further STP
- Three reception rooms
- Utility room
- Double garage & drive
- Front & rear gardens
- Highly requested location
- No forward chain



### Nearest Schools

Primary Schools: Rowlands Castle St John's C of E  
Controlled Primary 0.7 miles  
Secondary Schools: Staunton Community Sports College  
1.1 miles, Park Community School 2.3 miles  
Further Education: Havant College 2.6 miles



### Transport Information

Train Stations: Rowlands Castle - main line to London 0.3  
miles, Warblington 2.7 miles, Havant 2.8 miles,  
Bedhampton 3.0 miles and bus stops



### Address

The Peak, Rowland's Castle, Hampshire, PO9



### Directions

For directions to this property please contact us.



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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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