





Offers in excess of £1,100,000

# Magnolia House Bowes Hill

Rowland's Castle, PO9 6BS

- INDIVIDUAL DETACHED HOME
- LARGE DRIVEWAY & DOUBLE GARAGE
- PLOT OF 0.23 OF AN ACRE
- THREE BATHROOMS
- FOUR RECEPTION ROOMS
- COVETED LOCATION
- OVER 3400 SQ FT OF ACCOMMODATION INCLUDING OUTBUILDINGS
- FOUR BEDROOMS
- PRIVATE WEST FACING REAR GARDEN
- NO FORWARD CHAIN

Occupying a prime position on the highly sought-after Bowes Hill, this individual detached residence offers an exceptional blend of space, privacy and versatility, all set within a beautifully maintained plot of just shy of a quarter of an acre in the heart of the desirable village of Rowlands Castle.



Approached via a generous driveway, Magnolia house is aptly named after the beautiful Magnolia tree at the entrance to this home. The property immediately impresses with ample off-road parking, including space suitable for a caravan or motorhome, in addition to a double garage and adjoining workshop, ideal for storage, hobbies or further potential. The double garage had been built with a twin skin construction and could offer scope, should the new owners wish to convert to further accommodation or even an annexe.

The accommodation is both flexible and well-proportioned, extending to approximately 3,400 sq ft including outbuildings. Internally, the home is arranged to suit both family living and entertaining. A welcoming reception hall, with Limestone flooring and marble borders leads to a range of reception spaces, including a large sitting room with garden views, a separate dining room, which in turn leads to bar area overlooking and accessing the gardens. The kitchen/breakfast room forms the heart of the home, offering generous workspace and room for an 8 seater dining table. A study, utility room and cloakroom complete the ground floor accommodation.

Upstairs, the property continues to impress with four bedrooms, two of which benefit from their own en-suite bathrooms and dressing rooms, providing excellent principal and guest bedroom suites. The remaining bedrooms are well served by additional bath/shower facilities, making the layout ideal for families or those seeking multigenerational living. Bedroom three, currently used as a study space has a door accessing a balcony which overlooks the rear garden.

Externally, the private rear garden is a particular highlight. Largely laid to lawn and bordered by mature planting, it offers a high degree of seclusion and an attractive outlook. An impressive outdoor entertainment deck provides the perfect space for alfresco dining, summer gatherings and year-round enjoyment, complemented by further outbuildings that enhance the lifestyle offering.

Location – Rowlands Castle

Rowlands Castle is a highly regarded Hampshire village, nestled on the edge of the South Downs National Park. It offers a strong sense of community along with a village green, local shops, popular public houses and a mainline railway station with direct services to London Waterloo. The surrounding countryside provides excellent walking and riding opportunities, while nearby Petersfield, Havant and the south coast offer a wider range of amenities. The area is also well placed for access to the A3, connecting to London, Guildford and Portsmouth.

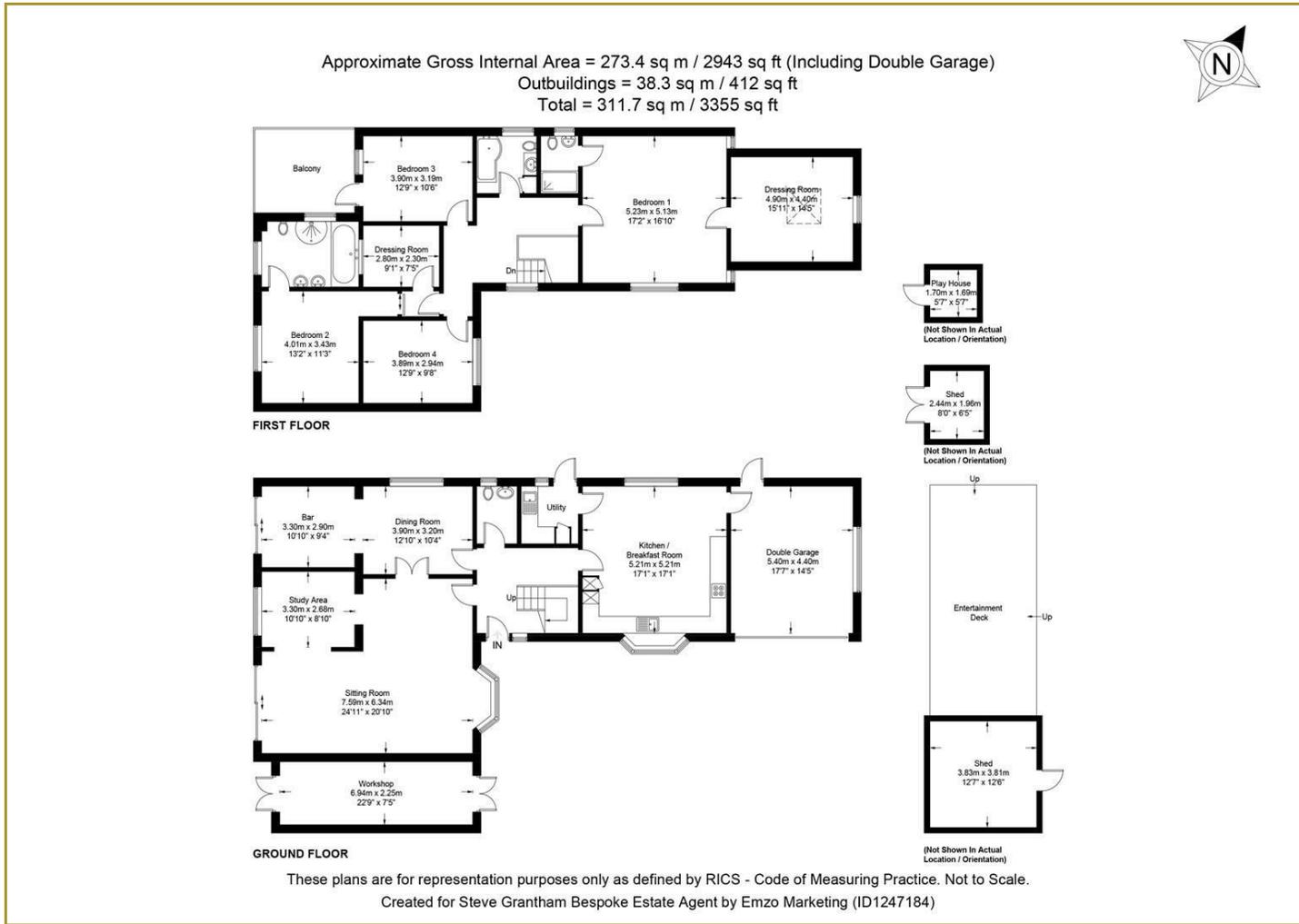
A rare opportunity to acquire a substantial, individual home in one of the village's most coveted locations, combining generous accommodation, superb outdoor space and exceptional parking facilities.



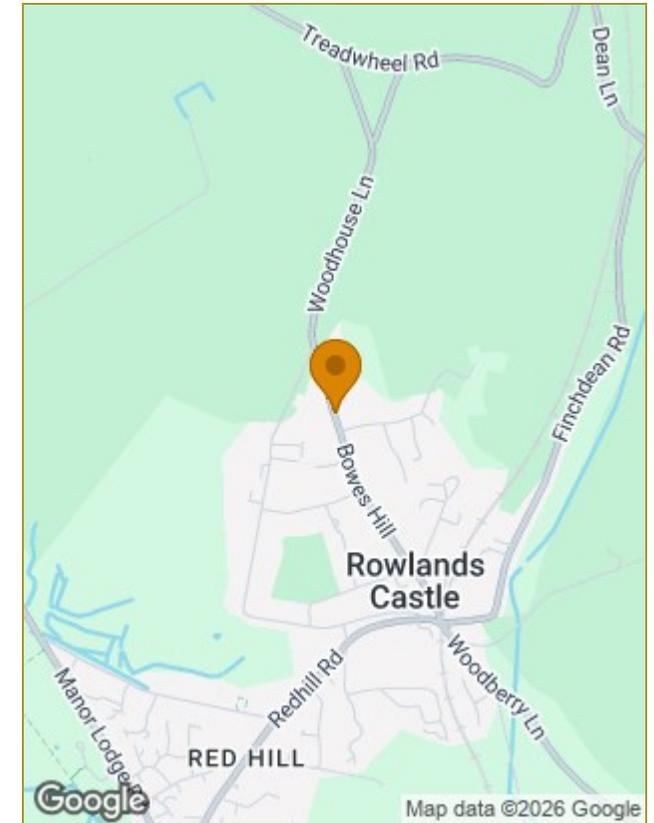




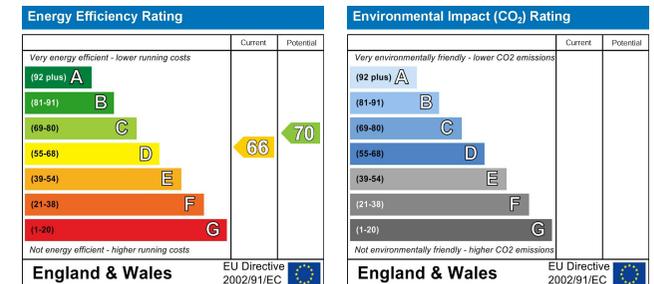
# Floor Plans



# 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.