



79 Castle Road, Rowlands Castle, Hampshire, PO9 6AR

 FINE & COUNTRY

£795,000 - Freehold



Features

- A Detached Late Victorian/Early Edwardian Villa
- Four Double Bedrooms
- Four Large Reception Rooms
- Extensive 250' Rear Garden (from house)

PROPERTY SUMMARY

A rare opportunity to purchase an imposing symmetrical fronted late Victorian / early Edwardian Villa which has been in the same family hands for over a century. The house requires refurbishment, therefore the current owners have been granted planning consent to build a two storey extension at the rear, turning this house into an

impressive place to live. The garden extends 250' from the rear of the property and is subject to a pre-application to build a couple of detached two bedroom bungalows towards the rear of the plot. The existing accommodation comprises: hallway, four reception rooms, kitchen on the ground floor with four bedrooms and a bathroom on the first floor. No.79 is ideally situated in the

village of Rowlands Castle, within minutes' walk of the shopping amenities, bus routes, public houses as well as the mainline railway station to London Waterloo. A copy of the planning application and pre-application are available on request. Early viewing is strongly recommended to appreciate the location, accommodation and potential on offer.



ENTRANCE

The house is enclosed by fence panelling to the left hand side and a high hedge and fencing to the right, lowered kerb to the left hand side leading to tarmac driveway and parking, directly to the front of the house is a lawned garden with mature shrubs, trees and evergreens, central pathway leading to covered porch and main front door leading to:

HALLWAY

High ceiling, radiator, panelled doors to primary rooms, balustrade staircase rising to first floor.

SITTING ROOM

14' 8" to front of chimney breast x 12' 0" (4.47m x 3.66m) Square bay with sash windows to front aspect overlooking garden, central chimney breast with granite surround fireplace and gas fire (not tested), radiator.



LIVING ROOM

14' 9" into bay window x 12' 0" (4.5m x 3.66m) Central chimney breast with ceramic tiled surround fireplace and matching hearth, square bay with sash windows to front aspect overlooking garden, ceiling coving, picture rail, low level cupboard housing gas meter, double radiator.

DINING ROOM

11' 7" to front of chimney breast x 10' 4" (3.53m x 3.15m) Central chimney breast with high level fireplace and tiled inlay with built-in cupboards to either side, sash window to side aspect, double radiator, window to rear aspect, built-in dresser with plate racks, drawers and cupboards.

FAMILY ROOM

13' 2" x 12' 0" (4.01m x 3.66m) Double glazed windows to side and rear aspects overlooking garden and driveway, central chimney breast with ceramic tiled fireplace and hearth with gas fire (not tested), double radiator.

KITCHEN

8' 7" x 7' 0" (2.62m x 2.13m) Range of wall and floor units with roll top work surface, ceramic tiled surrounds, small breakfast bar area, double glazed door leading to rear garden with blind, gas cooker point, wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), single drainer stainless steel sink unit, double glazed window overlooking garden, door to:

LEAN-TO

Corrugated Perspex roof, brick flooring, square opening to rear garden, door to washroom, storage cupboard.

FIRST FLOOR

Mezzanine landing to rear, radiator, stairs to primary landing.

CLOAKROOM

Low level w.c., double glazed frosted window to side aspect.

BATHROOM

White suite comprising; panelled bath, pedestal wash hand basin, ceramic tiled to half wall level, double glazed frosted window to side aspect, radiator.

PRIMARY LANDING

Access to loft space, sash window to front aspect, doors to primary rooms.

BEDROOM 3

13' 2" x 12' 0" (4.01m x 3.66m) Central chimney breast with cast iron surround fireplace, double glazed window to rear aspect overlooking garden, double radiator.

BEDROOM 4

13' 2" x 10' 4" (4.01m x 3.15m) Double glazed window to rear aspect overlooking garden, central chimney breast with cast iron surround fireplace, double radiator.

BEDROOM 2

13' 0" x 12' 0" (3.96m x 3.66m) Twin sash windows to front aspect overlooking garden and woodland, central chimney breast with ceramic tiled inlay and hearth, double radiator.

BEDROOM 1

13' 0" x 12' 0" (3.96m x 3.66m) Twin sash windows to front aspect overlooking garden and woodland, central chimney breast with cast iron surround fireplace, double radiator.

To the rear of the house is a concrete plinth leading to 250 ft lawned garden with wooden built sheds, the extensive garden is laid to lawn with central pathway, the garden is enclosed by fencing and hedges on both sides, towards the southern end of the garden is a wild flower meadow with a variety of trees, shrubs and bushes.

DETACHED WASHROOM

10' 0" x 8' 1" (3.05m x 2.46m) Window to side aspect, door opening to covered lean-to, lighting, behind the washroom is a gardeners toilet.

AGENTS NOTES

Planning application for extension

<https://publicaccess.easthants.gov.uk/planning/index.html?fa=getApplication&id=181212>

Further proposed pre-application for two detached two bedroom bungalows, details on request.

Council Tax Band E – East Hampshire District Council

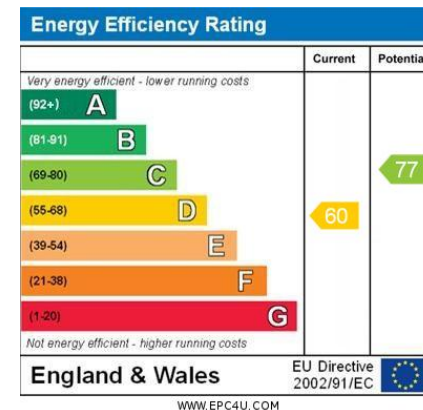
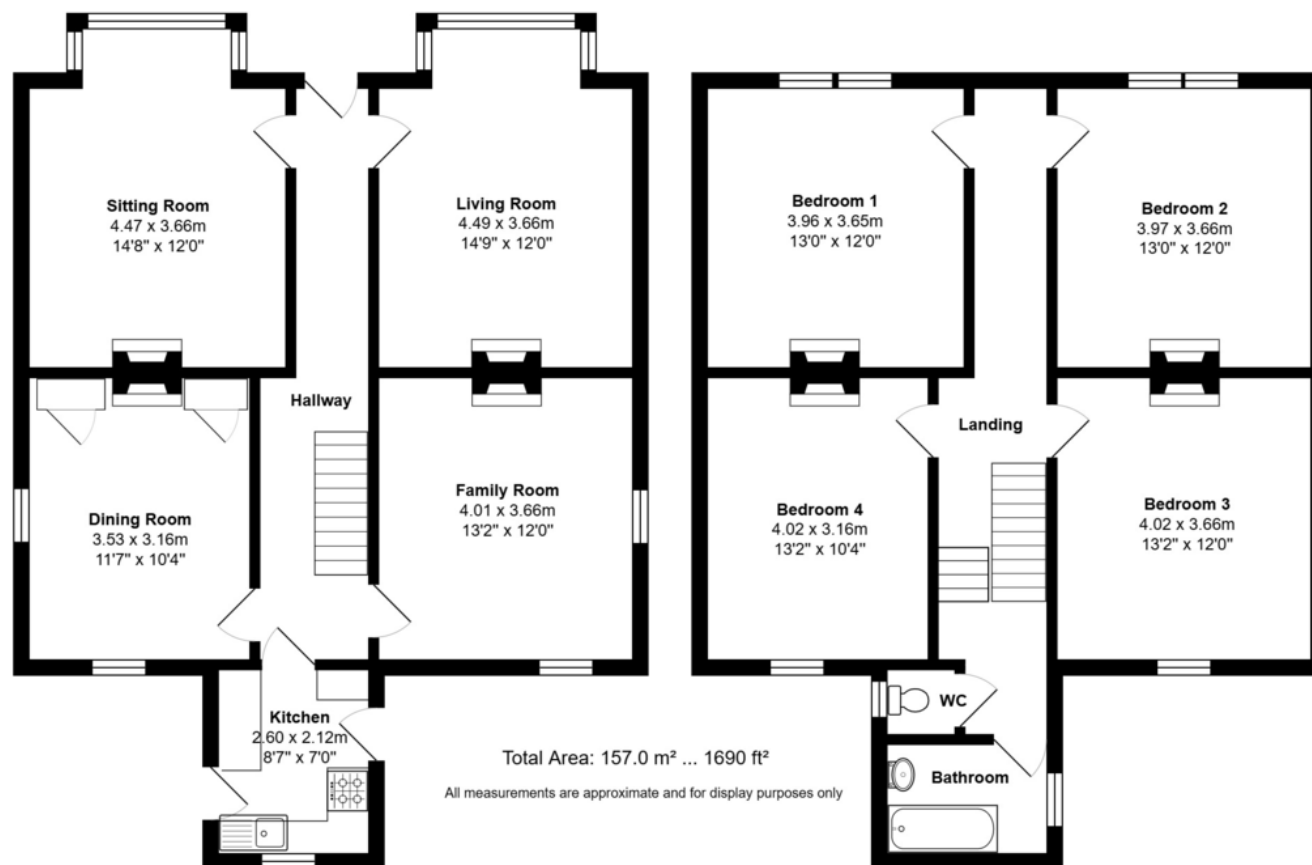
Broadband – ADSL/FTTC/FTTP Fibre Checker

(openreach.com)

Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

141 Havant Road, Drayton, Portsmouth, Hampshire. PO6 2AA

T: 023 93 277 277 E: drayton@fineandcountry.com

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