









# 11 Rowlands Castle Road

Horndean, PO8 0DF

- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- PLOT OF 0.21 OF AN ACRE
- OVER 1700 SQ FT OF ACCOMMODATION
- THREE/FOUR BEDROOMS
- DRIVEWAY & GARAGE
- TWO BATHROOMS
- REQUESTED NON-ESTATE LOCATION

A versatile and well-presented detached chalet-style home, set on a 0.21 acre plot in a highly sought-after non-estate location in Horndean. Offering three /four bedrooms, this spacious property features a modern re-fitted kitchen, open-plan family/dining area, generous sitting room, large driveway, detached garage, and a private rear garden. Further scope to enlarge the first floor with potential for dormer extensions (STPP).



Tucked away in a highly sought-after non-estate location in Horndean, this detached chalet-style home enjoys a generous and private plot measuring approximately 0.21 of an acre. Offering excellent versatility throughout, the layout is ideal for both growing families and those seeking flexible living space, with a ground-floor dining room that could comfortably serve as a fourth bedroom if desired.

The interior combines modern living with future potential. A stylish and recently re-fitted kitchen forms the hub of the home, seamlessly linking to an impressive open-plan dining and family area that overlooks the rear garden. A separate sitting room provides a cosy yet spacious retreat, complete with character features and a view to the front aspect. The ground floor also benefits from a welcoming entrance hall, cloakroom, and practical storage solutions.

Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. There is exciting scope to enlarge the first floor further, with the potential to add dormer windows (subject to planning consent), opening up additional bedroom or bathroom space to suit future needs.

Externally, the property continues to impress with a substantial frontage that includes a large driveway offering parking for multiple vehicles, as well as a detached garage. The rear garden enjoys a high degree of privacy and provides ample space for relaxation, entertaining, or further landscaping.

Situated in a well-regarded location close to local amenities, schools, and transport links, this unique home offers the perfect blend of immediate comfort, generous outdoor space, and exciting long-term potential.





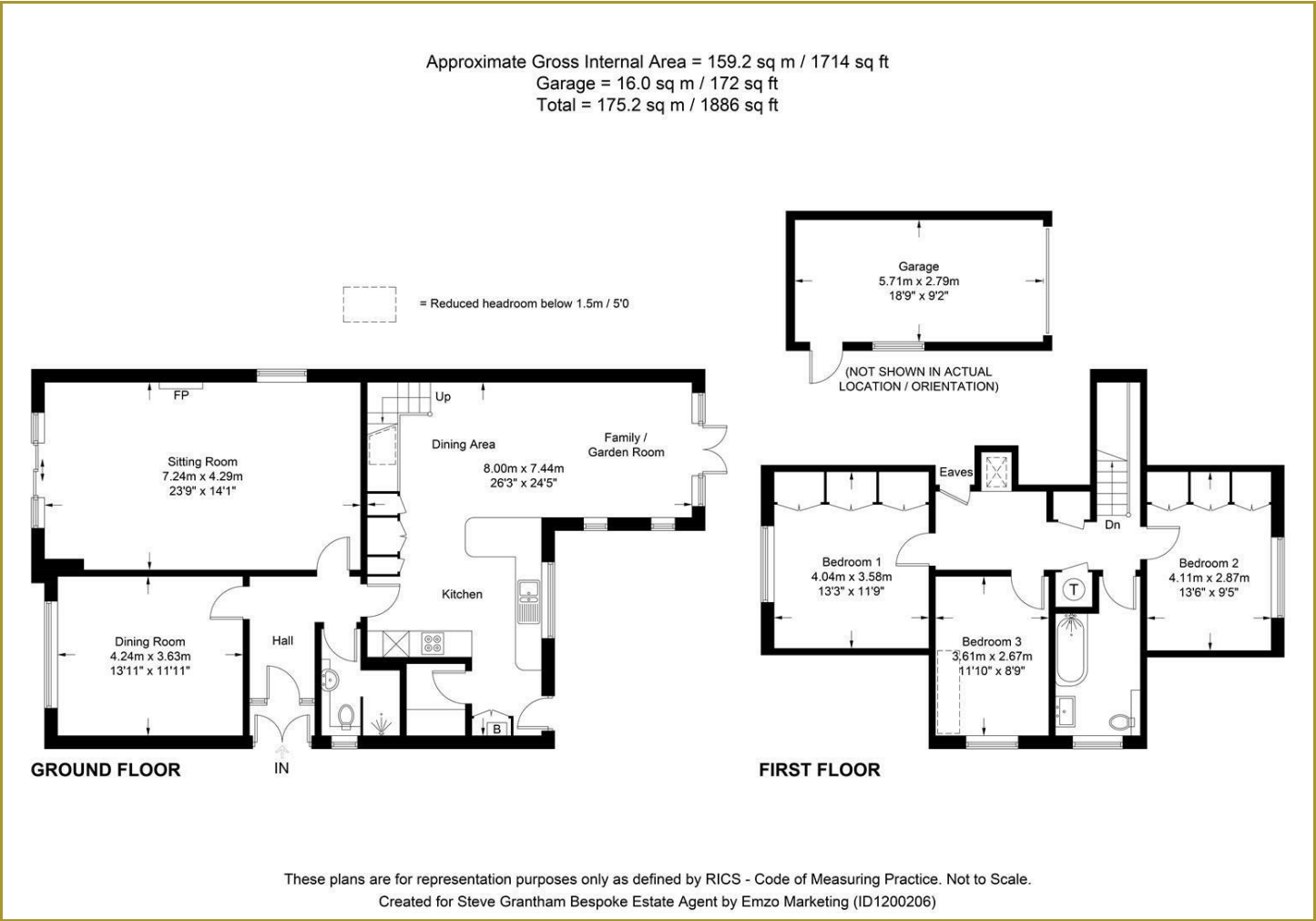








Floor Plans

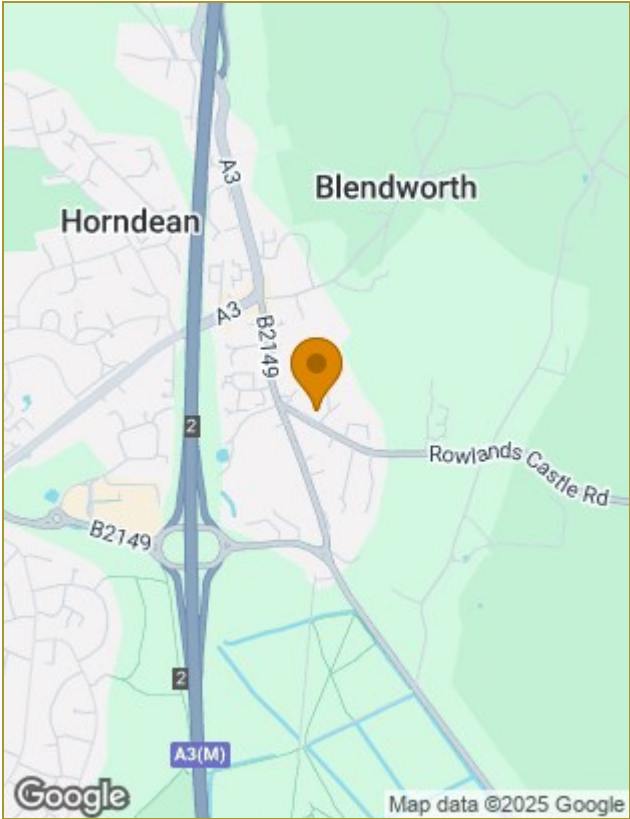


Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

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.

Location Map



Energy Performance Graph

