





52 Oaklands Avenue

Rowlands Castle, PO9 6BQ

- FOUR BEDROOMS
- DOUBLE GARAGE & DRIVEWAY
- 19FT RE-FITTED KITCHEN
- CUL-DE-SAC LOCATION
- EN-SUITE TO MASTER
- UTILITY ROOM
- SOUTHERLY ASPECT REAR GARDEN
- 19FT LIVING ROOM

This beautifully presented four-bedroom detached home is tucked away at the foot of a popular cul-de-sac in the sought-after village of Rowlands Castle. Beautifully improved by the current owners, the property boasts a re-fitted kitchen/breakfast room, a superb garden/dining room extension, spacious dual-aspect sitting room, utility room, en-suite to the principal bedroom and a modern family bathroom. Outside, the home enjoys a landscaped south-facing rear garden, detached double garage and ample driveway parking, making it an ideal family home in a highly desirable location.



Offers in excess of £625,000



The welcoming entrance hall provides access to all principal ground floor rooms. At the heart of the home is the impressive dual-aspect kitchen/breakfast room, thoughtfully re-fitted by the current owners to create a stylish and practical space, ideal for everyday family living. A separate utility room offers additional storage and has a service door leading to the garden.

A particular highlight of the property is the superb garden/dining room extension, creating a fantastic additional reception space with direct access to the garden, perfect for entertaining or enjoying the outlook throughout the year. The spacious sitting room is also dual aspect, flooding the room with natural light and providing an excellent space to relax. A convenient cloakroom completes the ground floor accommodation.

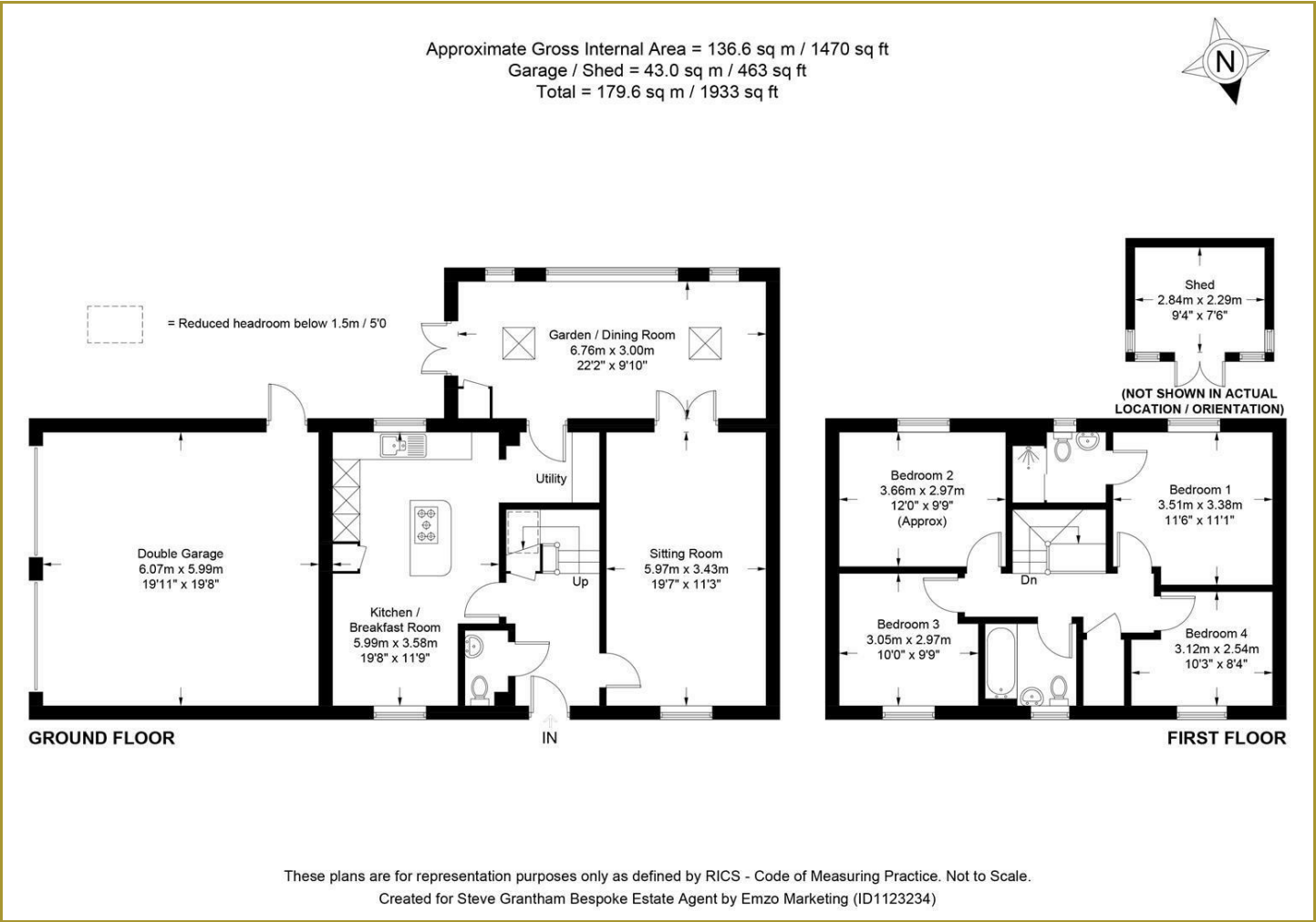
Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, fitted with a stylish white three-piece suite.

Outside, the property enjoys a generous south-facing rear garden, featuring a substantial patio ideal for al fresco dining and entertaining. The property is further enhanced by a detached double garage and ample driveway parking.

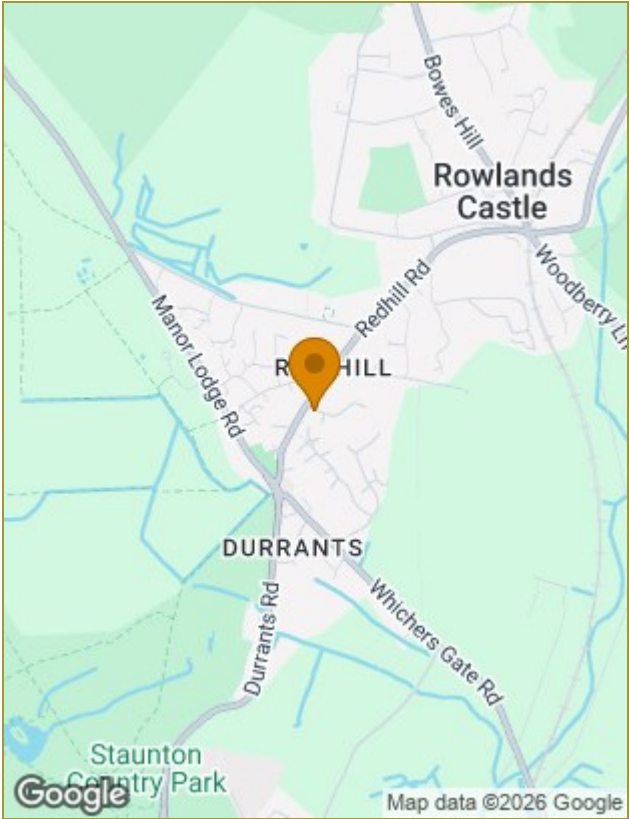




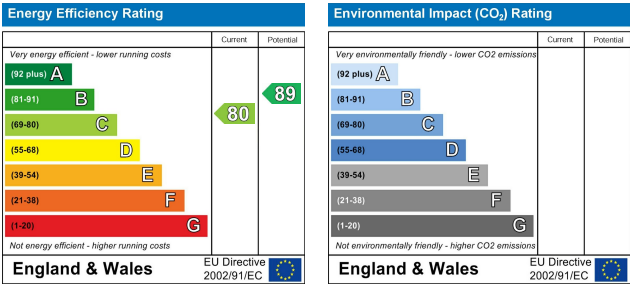
Floor Plans



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 Plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

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.