

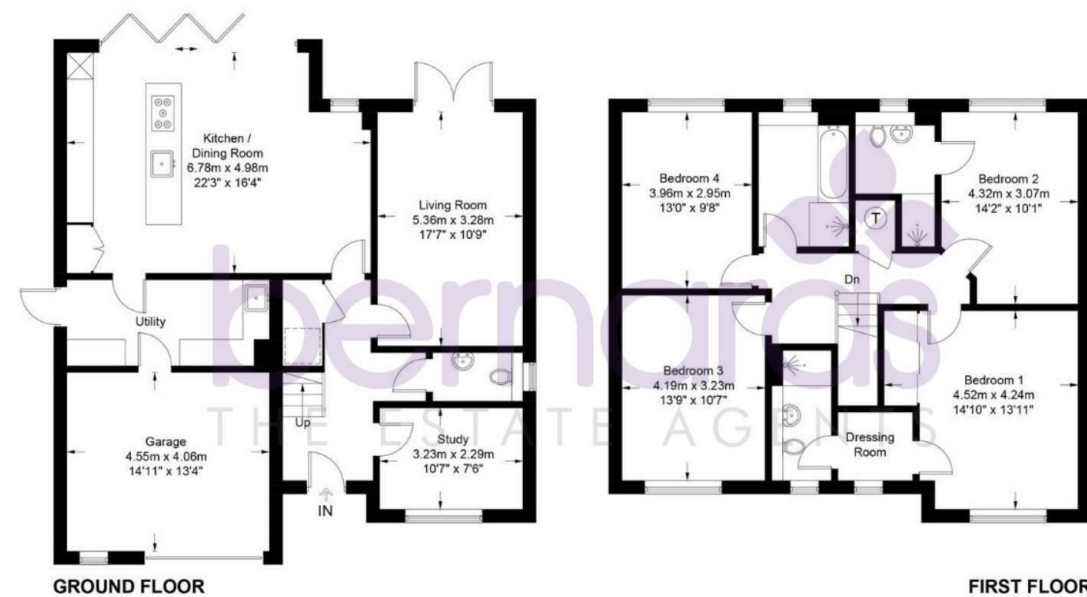


£3,250 Per Calendar Month

Oak Tree Close, Rowland's Castle PO9 6FB

**bernards**  
THE ESTATE AGENTS

Approximate Gross Internal Area = 193.1 sq m / 2078 sq ft  
(Including Garage)



## HIGHLIGHTS

- 4 BEDROOMS DETACHED HOUSE
- 3 BATHROOMS
- BESPOKE KITCHEN
- QUARTZ WORKTOP
- BI-FOLDING DOORS
- AMTICO FLOORING
- GARAGE
- HOT TUB
- LANDSCAPED GARDEN
- 2 EV CHARGING POINT

Bernards Estates are delighted to bring to market this exceptional 4 bedroom detached family home, built by Bellway in 2018 and located in a highly sought-after development just south of Rowlands Castle village centre. The property enjoys a peaceful setting with easy access to village amenities, a mainline station with direct trains to London Waterloo and St John's Primary School just a short walk away.

Upon entering, you're welcomed by a bright entrance hallway that leads to the front-facing study room—ideal as a home office. To the rear, the spacious main lounge/sitting room enjoys a pleasant outlook over the garden and opens onto the patio via French doors, creating a perfect space for both relaxation and entertaining.

At the heart of the home lies a beautifully appointed open-plan kitchen, dining/family room. Featuring sleek contemporary cabinetry, Quartz worktops, and durable Amtico flooring, this space also boasts a large central island with integrated dishwasher, wine chiller storage and a breakfast

bar. High-quality built-in appliances and full-width bi-fold doors enhance both practicality and style, creating an ideal environment for everyday living and hosting guests. A generous utility room adds further convenience, offering extra storage and direct access to the integral garage. A well-placed cloakroom completes the ground floor.

Upstairs, four double bedrooms include two with en-suites and a family bathroom. The main bedroom also has a dressing area. All bedrooms benefit from multi-zone, silent hot/cold air conditioning. The home also features gas central heating (2 zones), superfast fibre broadband (150MB).

Externally, the landscaped rear garden includes resin-surfaced patio and paths, artificial grass front and rear, a stylish pergola, hot tub (included), shed, and two EV chargers. This superb, energy-efficient home offers a low-maintenance lifestyle in a prime location.

Call us today for further details!

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## TENANT FEES

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the

- billing authority);
- Interest payments for the late payment of rent (up to 3 % above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

## RIGHT TO RENT.

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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