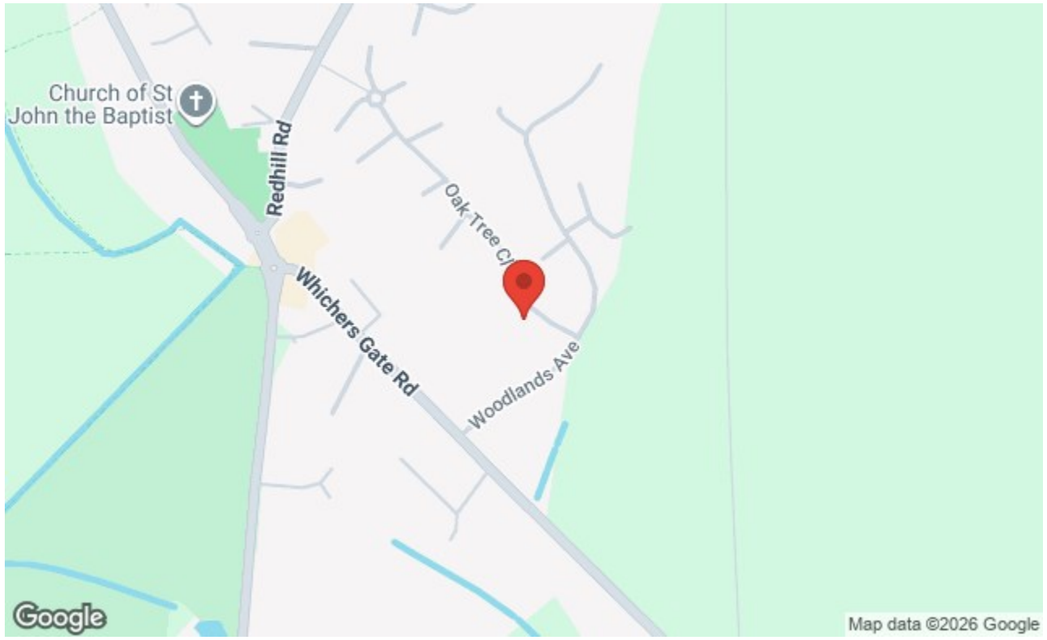
Oak Tree Close, Rowlands Castle, PO9

Approximate Area = 1663 sq ft / 154.4 sq m
Garage = 43 sq ft / 3.9 sq m
Total = 1706 sq ft / 158.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1529771



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

Offers In Excess Of £700,000

Oak Tree Close, Rowlands Castle PO9 6FB

bernards THE ESTATE AGENTS



4 | 1 | 1

HIGHLIGHTS

- DETACHED
- FOUR BEDROOM
- KITCHEN/DINING ROOM
- LIVING ROOM
- THREE PIECE BATHROOM
- EN SUITE TO MASTER
- LARGE GARDEN
- QUITE LOCATION
- OFF ROAD PARKING
- A MUST VIEW

Situated in the sought-after village of Rowlands Castle, Oak Tree Close is an impressive four-bedroom detached home offering approximately 1,706 sq ft of spacious accommodation, ideal for modern family living.

The property boasts four well-proportioned bedrooms, with the master benefiting from an en suite bathroom. The remaining bedrooms are served by a family bathroom, while a generous landing provides access to the first-floor accommodation.

At the heart of the home is the open-plan kitchen diner, providing an excellent space for family meals and entertaining guests. The kitchen also benefits from fitted shutters, adding a stylish finishing touch, while the dining area features air conditioning for added comfort during the warmer months. A separate utility room offers additional practicality, and a convenient downstairs WC completes the ground-floor layout.

Externally, the property continues to impress with a large enclosed rear garden, offering plenty of space for outdoor dining, relaxing and family activities. Whether enjoying the summer sunshine or entertaining friends, the garden provides a versatile outdoor space for the whole family to enjoy.

To the front, the property benefits from fitted shutters, enhancing its appearance while offering additional privacy. Off-road parking for two vehicles provides everyday convenience, while the converted garage offers valuable additional storage space.

Rowlands Castle is a popular village location, offering a welcoming community atmosphere and access to local amenities, with convenient links to surrounding areas.

Combining generous living space, practical features and a desirable village setting, Oak Tree Close presents an excellent opportunity for buyers seeking a spacious detached family home. Early viewing is highly recommended to fully appreciate all this property has to offer.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

PROPERTY INFORMATION

ANTI MONEY LAUNDERING HAVANT
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

HAVANT COUNCIL TAX BAND
Havant Borough Council: BAND F

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

TENURE OF PROPERTY
Freehold

LIVING ROOM
14'1" x 13'11" (4.31 x 4.26)

KITCHEN/DINING ROOM
19'4" x 18'9" (5.91 x 5.74)

GARAGE
9'10" x 4'5" (3.00 x 1.35)

STORAGE
14'8" x 9'2" (4.48 x 2.80)

UTILITY
6'9" x 5'10" (2.07 x 1.80)

BEDROOM ONE
15'8" x 14'0" (4.78 x 4.27)

BEDROOM TWO
13'0" x 12'3" (3.97 x 3.75)

BEDROOM THREE
11'11" x 11'9" (3.64 x 3.59)

BEDROOM FOUR
10'2" x 10'0" (3.11 x 3.06)

EN SUITE
9'5" x 4'6" (2.88 x 1.38)

BATHROOM
7'6" x 7'0" (2.29 x 2.15)

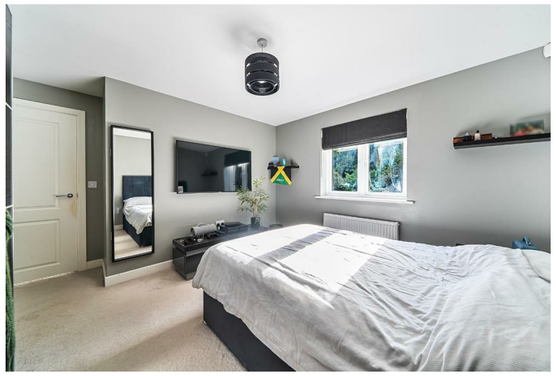


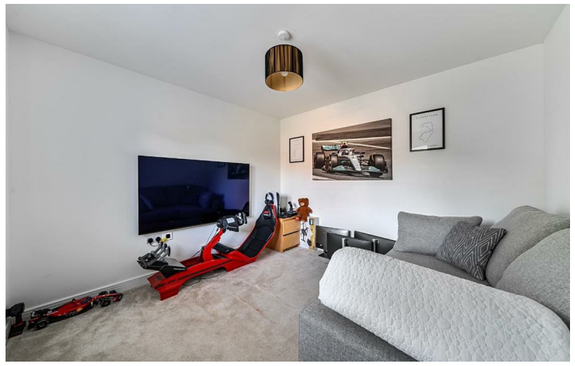






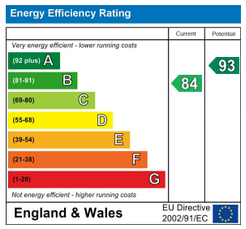












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