





Offers in excess of £700,000

# 35 Wellsworth Lane

Rowlands Castle, PO9 6BX

- THREE BEDROOM SEMI-DETACHED CHARACTER HOME
- OVER 1,600 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION
- DETACHED DOUBLE GARAGE WITH AMPLE DRIVEWAY PARKING
- SOUGHT-AFTER SEMI-RURAL LOCATION IN ROWLANDS CASTLE
- STUNNING CONTEMPORARY EXTENSION WITH VAULTED CEILINGS
- SOUTH-FACING REAR GARDEN PERFECT FOR ENTERTAINING
- VERSATILE LAYOUT WITH THREE RECEPTION AREAS INCLUDING SNUG/OFFICE
- EASY ACCESS TO VILLAGE AMENITIES, MAINLINE STATION AND A3 CONNECTIONS

Occupying a desirable semi-rural position on the edge of the ever-popular village of Rowlands Castle, this beautifully presented three-bedroom semi-detached character home seamlessly blends period charm with contemporary living. Offering in excess of 1,600 sq ft of beautifully arranged accommodation, together with a detached double garage, generous driveway parking and a south-facing rear garden, this is a superb family home that enjoys both character and practicality in equal measure



Approached via a sweeping gravel driveway, the attractive flint and brick façade immediately creates an impressive first impression, complemented by a detached double garage with timber detailing and ample off-road parking for several vehicles.

The welcoming entrance hall leads to a wealth of versatile ground floor accommodation. A charming sitting room features an exposed brick fireplace with wood-burning stove, creating a warm and inviting space to relax, while a separate snug provides the perfect home office, playroom or additional reception room. The spacious kitchen has been thoughtfully designed with bespoke cabinetry, solid worktops, a Belfast sink and ample preparation space, flowing effortlessly into the original dining area.

The standout feature of the property is the stunning contemporary extension, creating an exceptional open-plan family room and dining space with vaulted ceilings, skylights and extensive glazing that floods the room with natural light. Bi-fold and French doors open directly onto the south-facing garden, providing an effortless connection between the indoor and outdoor living spaces and making it ideal for entertaining or family life throughout the year.

Upstairs, the property offers three well-proportioned double bedrooms, all beautifully presented and retaining the home's character. The principal bedroom enjoys generous proportions, while the stylish family bathroom has been finished to an excellent standard with a freestanding bath, separate walk-in shower and quality fittings, creating a luxurious retreat.

Outside, the enclosed south-facing rear garden is mainly laid to lawn with established hedging providing a high degree of privacy. A generous patio offers the perfect space for al fresco dining and entertaining, while the detached double garage and adjoining storage shed provide excellent practicality alongside extensive driveway parking.

Situated in a peaceful semi-rural setting, the property enjoys the best of both worlds, offering countryside surroundings whilst remaining within easy reach of Rowlands Castle village centre, its highly regarded schools, mainline railway station with direct services to London Waterloo, local amenities and excellent road links via the A3.

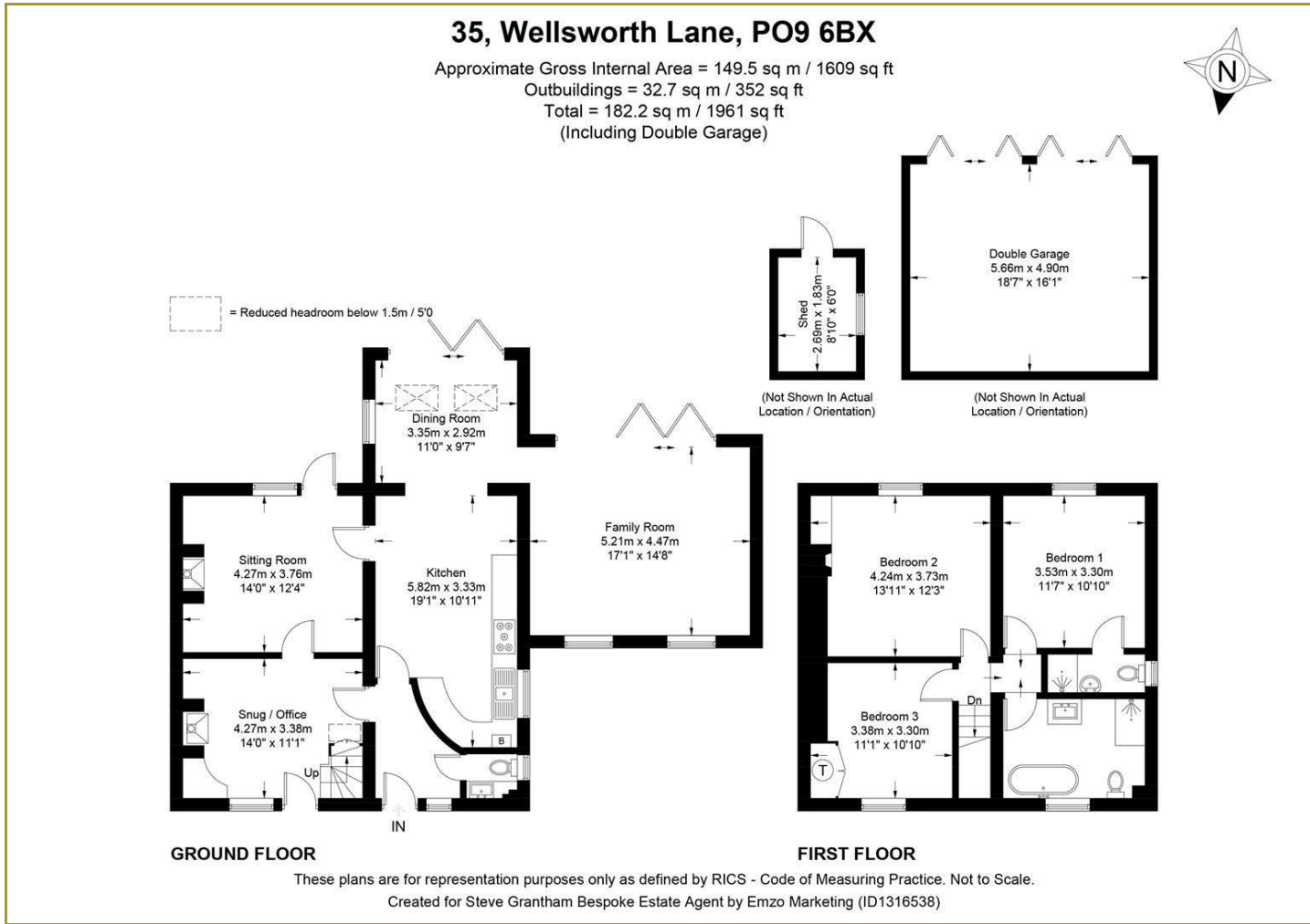
Beautifully combining character features with stylish modern living, this exceptional home presents a rare opportunity to acquire a substantial village property in one of the area's most sought-after locations. Early viewing is highly recommended.



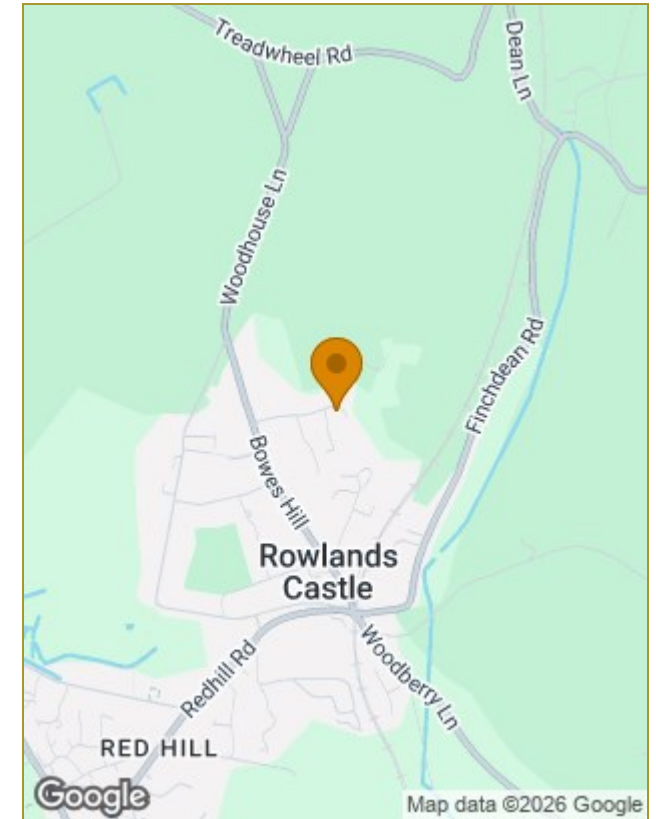




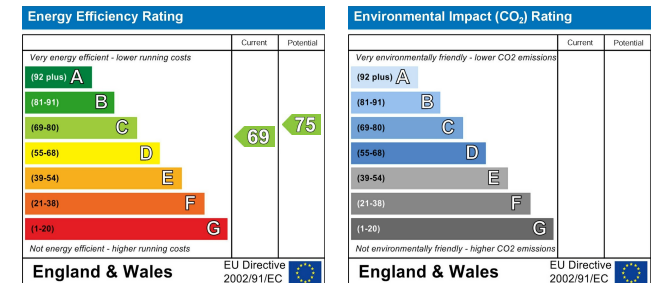
# Floor Plans



# Location Map



# Energy Performance Graph



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