



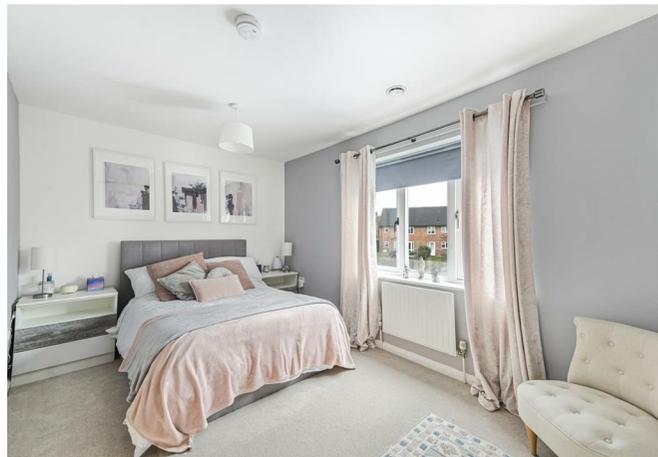


# 19 Rowlands Square

Petersfield, GU32 3QJ

- HIGH SPECIFICATION EXTENDED TOWN HOUSE
- FOUR DOUBLE BEDROOMS
- SOUTH FACING GARDEN
- CLOSE PROXIMITY TO TOWN CENTRE
- OVER 1750 SQ FT OF ACCOMMODATION
- TWO BATHROOMS
- PARKING IS AVAILBLE IN THE SQUARE & THE SURROUNDING RESIDENTS BAYS
- LANDSCAPED GARDEN & GARDEN ROOM

Situated within easy walking distance of Petersfield town centre and the mainline railway station, this beautifully presented four double bedroom terraced town house offers over 1,750 sq ft of stylish and thoughtfully arranged accommodation, finished to an exceptional standard throughout.



£550,000



The property has been significantly enhanced by the current owners, including a rear extension which creates a stunning dining room/conservatory that seamlessly connects the interior with the south facing garden beyond. The ground floor is perfectly configured for modern family living and entertaining, with a welcoming sitting room featuring bespoke cabinetry and a Dimplex Fortrose Optimist electric stove, flowing through to the impressive kitchen/breakfast room. The kitchen is undoubtedly the heart of the home, fitted with high quality cabinetry, stone work surfaces and an extensive range of integrated appliances including a Quooker boiling tap with chilled filtered sparkling and still water, dishwasher, wine cooler, single oven and 2 x combination microwave ovens, warming drawer and built-in coffee machine. A central island provides additional preparation space and casual seating, while the herringbone flooring continues through to the light filled dining area beneath a glazed roof lantern, with doors opening directly onto the garden terrace.

Arranged over three floors, the accommodation is both generous and versatile. The first and second floors provide four well proportioned double bedrooms, ideal for families or those seeking space to work from home. The principal bedroom benefits from built-in storage and is served by a beautifully appointed bathroom, while a second contemporary bathroom serves the remaining bedrooms. The layout offers flexibility for growing families, guests or home office requirements.

Externally, the south facing garden has been thoughtfully landscaped to create a low maintenance yet highly usable outdoor space. A paved terrace adjoins the house, ideal for alfresco dining, leading to an area of artificial lawn and raised planting beds. To the rear of the garden sits an impressive garden room, currently arranged as a home office and leisure space, providing excellent separation from the main house and further enhancing the versatility of the property.

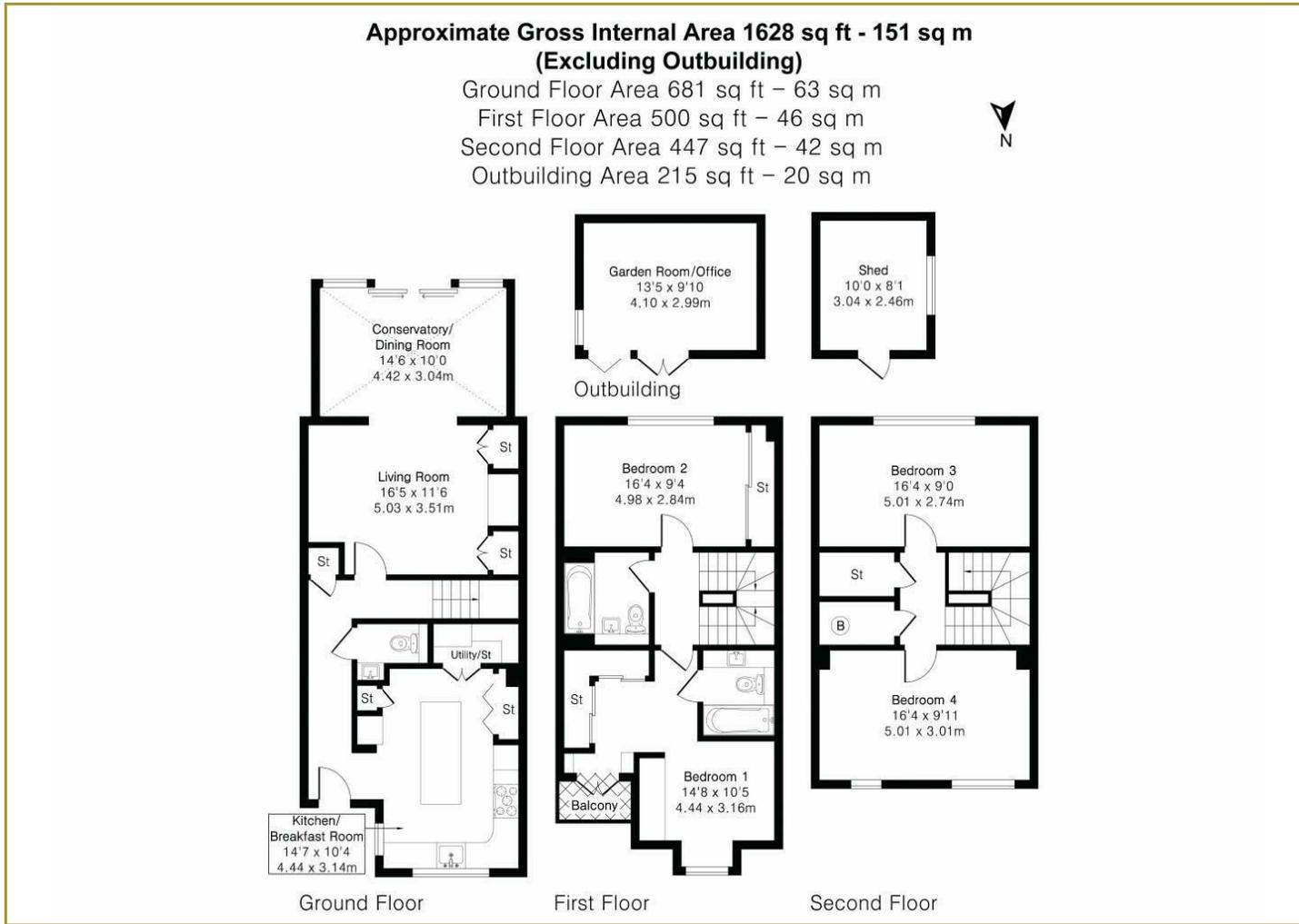
The frontage is equally attractive, with an appealing brick and rendered façade set within a well maintained terrace. This home benefits from photovoltaic panels and solar panels. The location is particularly convenient, being within close proximity of Petersfield's comprehensive amenities, including boutique shops, cafés and restaurants, as well as the mainline station offering direct services to London Waterloo. The surrounding countryside of the South Downs National Park is also close at hand, providing an abundance of walking and cycling opportunities.

This is a superb opportunity to acquire a high specification, extended town house in a highly sought after central Petersfield location, offering generous accommodation, a landscaped south facing garden and excellent access to both town and transport links.

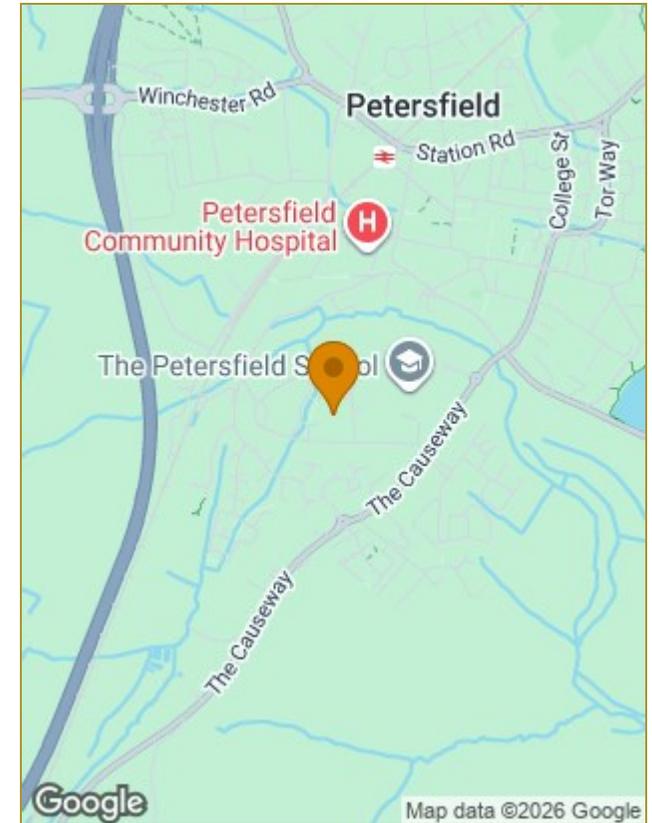




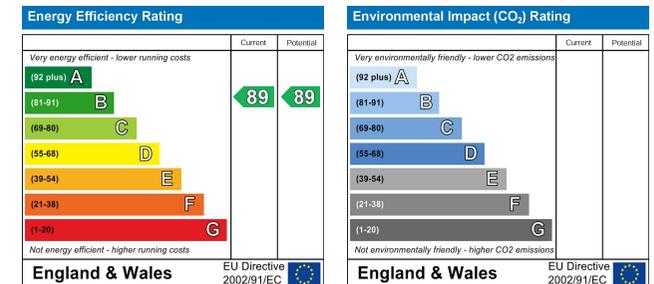
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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