



STEVE GRANTHAM
BESPOKE ESTATE AGENT

12 Nuthatch Close, Rowlands Castle, PO9 6HW

£750,000

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- UPDATED DETACHED FAMILY HOME
- KITCHEN/BREAKFAST ROOM WITH UTILITY
- SOUTHERLY ASPECT GARDEN WITH VERANDA & SUMMER HOUSE
- WOODLAND VIEWS & ACCESS TO COUNTRYSIDE WALKS
- THREE RECEPTION ROOMS
- FIVE BEDROOMS
- DOUBLE GARAGE & BLOCK-PAVED DRIVEWAY
- WALKING DISTANCE TO ROWLANDS CASTLE VILLAGE & MAINLINE STATION

This impressive and well-appointed family home has been thoughtfully updated by the current owners and provides spacious, flexible living accommodation ideal for modern family life. The property features three reception rooms, a bright kitchen/breakfast room, five bedrooms and a southerly aspect garden, and is conveniently located within walking distance of Rowlands Castle village, countryside walks and the London–Portsmouth mainline station.



Upon entry through an attractive wooden front door with a feature stained-glass window, you are welcomed into a spacious entrance hall. This area benefits from a double-doored boot and coat cupboard, a convenient downstairs WC and useful under-stairs storage. The first of three reception rooms is located to the front of the property and is currently arranged as a generous, well-appointed study. The second reception room is set up as a spacious dining room, though it offers excellent versatility and could equally function as a snug or playroom. Completing the living accommodation is a bright and spacious dual-aspect lounge, featuring a character fireplace fitted with a log burner and French doors that open onto views of the nearby woodlands.

To the rear of the home lies an impressive kitchen/breakfast room, fitted with solid oak cabinetry and offering ample worktop space. Included within the sale are the Rangemaster cooker and American-style fridge freezer. The breakfast area comfortably seats four, with large sliding doors allowing natural light to flood the space and providing access to the garden. A separate utility room adds further practicality, housing space for a washing machine and tumble dryer, along with additional worktop space, cupboard storage and a basin. The utility room also provides direct access to both the double garage and the garden, making it ideal for returning from muddy walks.

Upstairs, the property offers five bedrooms in total. Three are generous double bedrooms served by a three-piece family bathroom suite. The fifth bedroom makes an ideal single room, home office or dressing room. The principal bedroom benefits from built-in wardrobes and a spacious en-suite shower room. Additionally, a drop-down loft ladder provides access to a fully boarded loft room with a Velux roof window, offering excellent additional storage or hobby space.

Externally, the property boasts an impressive block-paved driveway providing parking for up to five vehicles. Access to the double garage is via an electric roller door, offering further parking or workshop potential. The rear garden enjoys a southerly aspect and features well-established planted borders, a storage shed and a summer house, with access available from both the rear and side of the property. A large veranda provides shelter over the decking and external seating area, allowing for year-round alfresco dining and family gatherings.

Thoughtfully updated by the current owners, the home benefits from a newly installed Worcester combi boiler, Amtico LVT herringbone flooring throughout the ground floor, new carpeting upstairs, Mexicano oak doors, upgraded skirting, coving and architraves, along with a block-paved driveway.

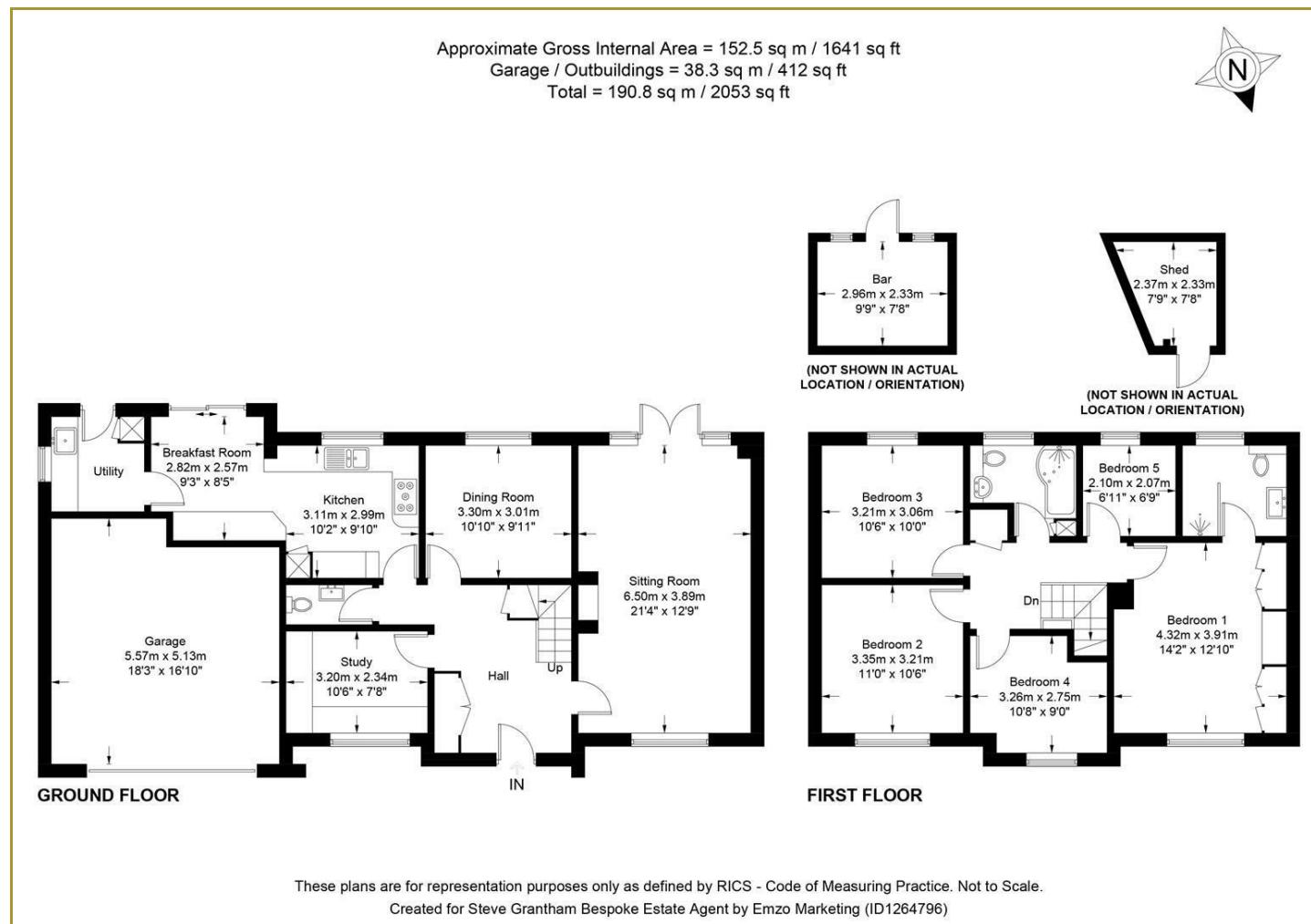
Nuthatch Close is situated within walking distance of the desirable village of Rowlands Castle, which straddles the West Sussex and Hampshire borders within the South Downs National Park. The village offers a range of opportunities for rural pursuits, including a nearby golf course, tennis club and the Stansted Estate for walking. Rowlands Castle benefits from three public houses, hardware and general stores, and a Post Office, all within easy reach. The village also has a medical surgery with a modern pharmacy. Educational facilities include a nursery school for children aged 2–4 and a primary school, together with further leisure, dining and shopping amenities for day-to-day needs, as well as a mainline rail station on the London to Portsmouth line.



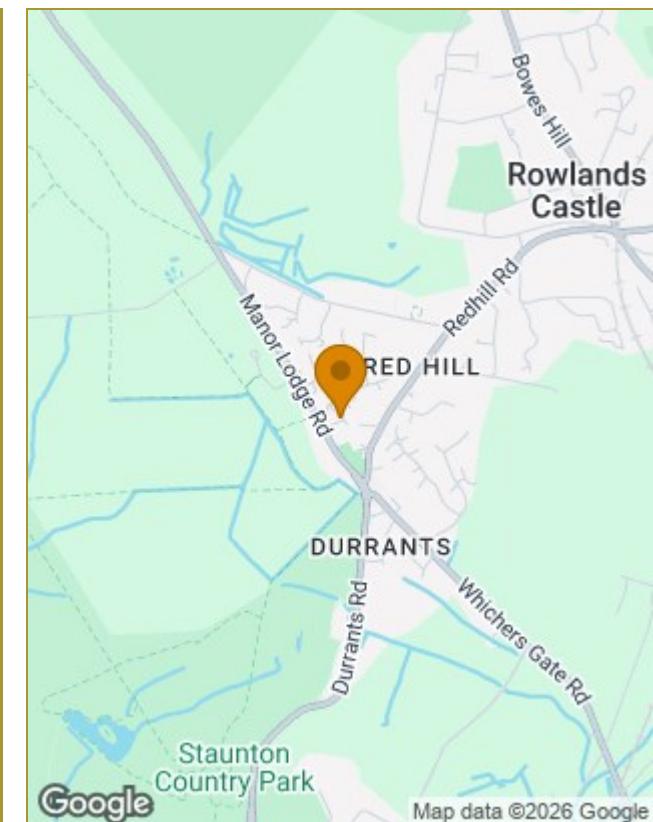




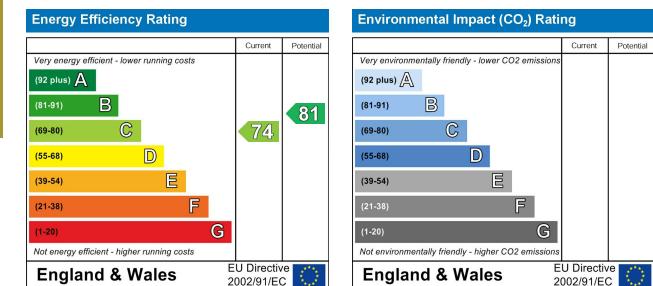
Floor Plans



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.

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.

