









£425,000

# 15 Woodlands Avenue

Rowlands Castle, PO9 6FA

- MODERN THREE BEDROOM HOME
- SPACIOUS KITCHEN
- LANDSCAPED GARDENS
- QUITE LOCATION
- EXTENDED LOUNGE/DINER
- TWO BATHROOMS
- ALLOCATED PARKING FOR TWO VEHICLES
- EASY ACCESS TO A3 & RAILWAY STATION

Situated in the popular village of Rowlands Castle, this extended three-bedroom semi-detached home enjoys a peaceful position overlooking green space. The property features a well-appointed kitchen/breakfast room, and an impressive 28ft extended lounge with a vaulted ceiling, skylight, and shutter blinds.



To the front, the home enjoys pedestrian access from a peaceful footpath, set in a quiet location surrounded by hedgerows and local wildlife. Upon entry, a spacious hallway welcomes you, featuring a convenient downstairs WC. A bright double-aspect kitchen/breakfast room is well-appointed with an array of wall and base units and features viewing onto the hedgerows and greenspace. To the rear, the home truly shines. The current owner has extended the property to create an impressive 28ft sitting/dining/family area. Flooded with natural light, this versatile space caters to all family needs and is fitted with stylish shutter blinds, offering a clean and private outlook onto the rear garden.

Upstairs, the spacious main bedroom is complemented by an ensuite shower room. A generous second bedroom and a versatile third bedroom are served by a modern fitted bathroom featuring tiled surrounds and a shower-over-bath.

Externally, the property is set in a quiet position within a landscaped plot featuring planted borders, wooden sleepers, and a neatly laid lawn. Two allocated parking spaces lie directly to the rear of the home, offering convenient access.

A picturesque Hampshire village on the edge of the South Downs National Park, Rowlands Castle offers a friendly community, charming village green, and great local pubs and shops. With its own railway station providing direct links to London Waterloo and Portsmouth, plus easy access to the A3(M), it's ideal for commuters. Surrounded by countryside and close to highly rated schools, it's perfect for those seeking village life with modern convenience.



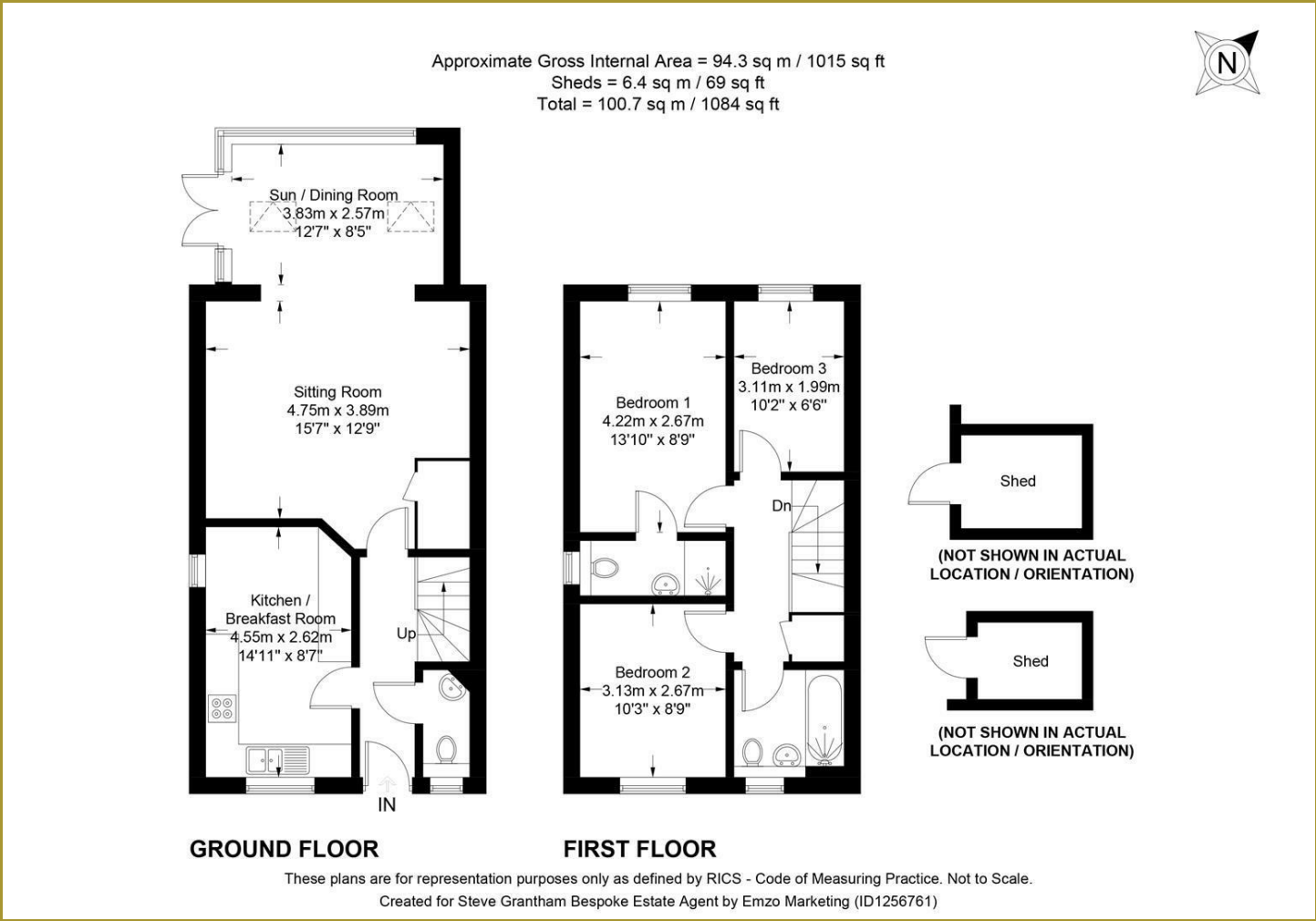








Floor Plans

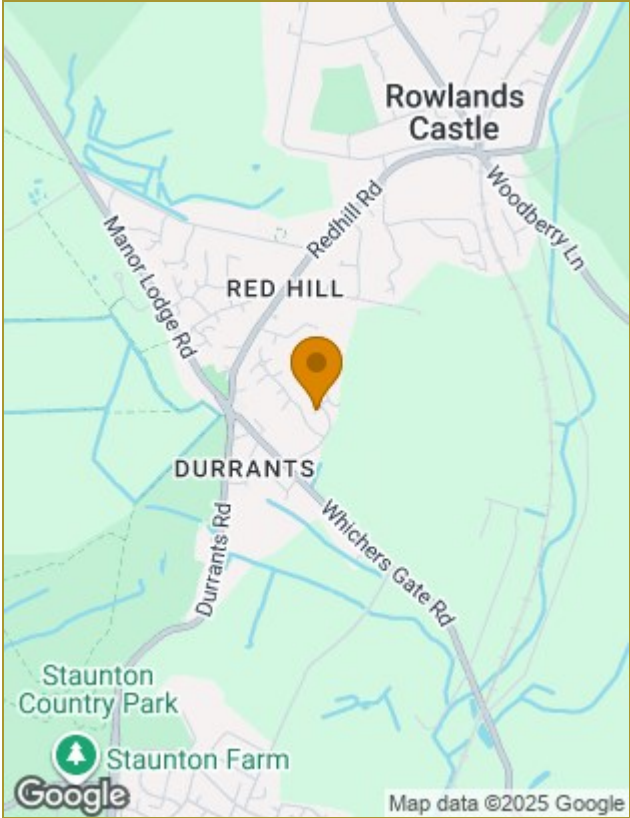


Viewing

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.

Location Map



Energy Performance Graph

