





Offers in excess of £1,395,000

# 36 Bowes Hill

Rowland's Castle, PO9 6BP

- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- BESPOKE GARDEN ROOM
- HIGHLY SOUGHT AFTER LOCATION
- NO FORWARD CHAIN
- FOUR BATHROOMS
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- 1/3 OF AN ACRE PLOT
- EXTENDED & IMPROVED DETACHED FAMILY HOME
- WALKING DISTANCE TO VILLAGE CENTRE & TRAIN STATION

Nestled within one of Rowlands Castle's most esteemed avenues, this recently renovated, imposing detached home stands proudly on a spacious plot spanning approximately 1/3 of an acre. Offering an impressive fusion of timeless elegance and contemporary sophistication, this residence boasts over 3300 sq ft of meticulously crafted living space.



Upon entering, a grand and luminous entrance hall welcomes you, adorned with Amtico style flooring and a sweeping staircase that ascends to the upper levels. The ground floor seamlessly unfolds into a series of inviting spaces, beginning with the generously proportioned sitting room featuring a striking fireplace. Sliding doors open in to the dining room, where a pair of French doors reveal vistas of the meticulously landscaped rear garden.

For those who require a dedicated workspace, a substantial study provides an ideal retreat. The heart of the home lies in the kitchen, dining, and family room, exuding an aura of sophistication with its stylish fitted kitchen with integrated appliances. Bi-folding doors effortlessly connect this space to the garden, while an adjacent utility room offers modern convenience.

Ascending to the first floor reveals four double bedrooms, each offering its own unique charm. The master suite impresses with a generous dressing room and a luxurious en-suite boasting a standalone bath and double shower cubicle. Bedroom three also benefits from its own en-suite, while bedroom four enjoys garden views and convenient access to the family bathroom. Completing this level, bedroom five offers versatility as an additional guest room or home office.

Thoughtfully designed, the second floor unveils a spacious double bedroom with dual aspect windows and a stylish en-suite bathroom. Ample storage solutions and a versatile dressing room or storage space further enhance this level's functionality.

Outside, the meticulously landscaped garden is a true oasis, featuring a patio seating area, raised flower borders, and a lush lawn framed by mature shrubbery. A bespoke cedar wood summerhouse and bar, complete with a modern fitted kitchen and bi-fold doors, offers a sublime setting for entertaining guests amidst the tranquility of nature.

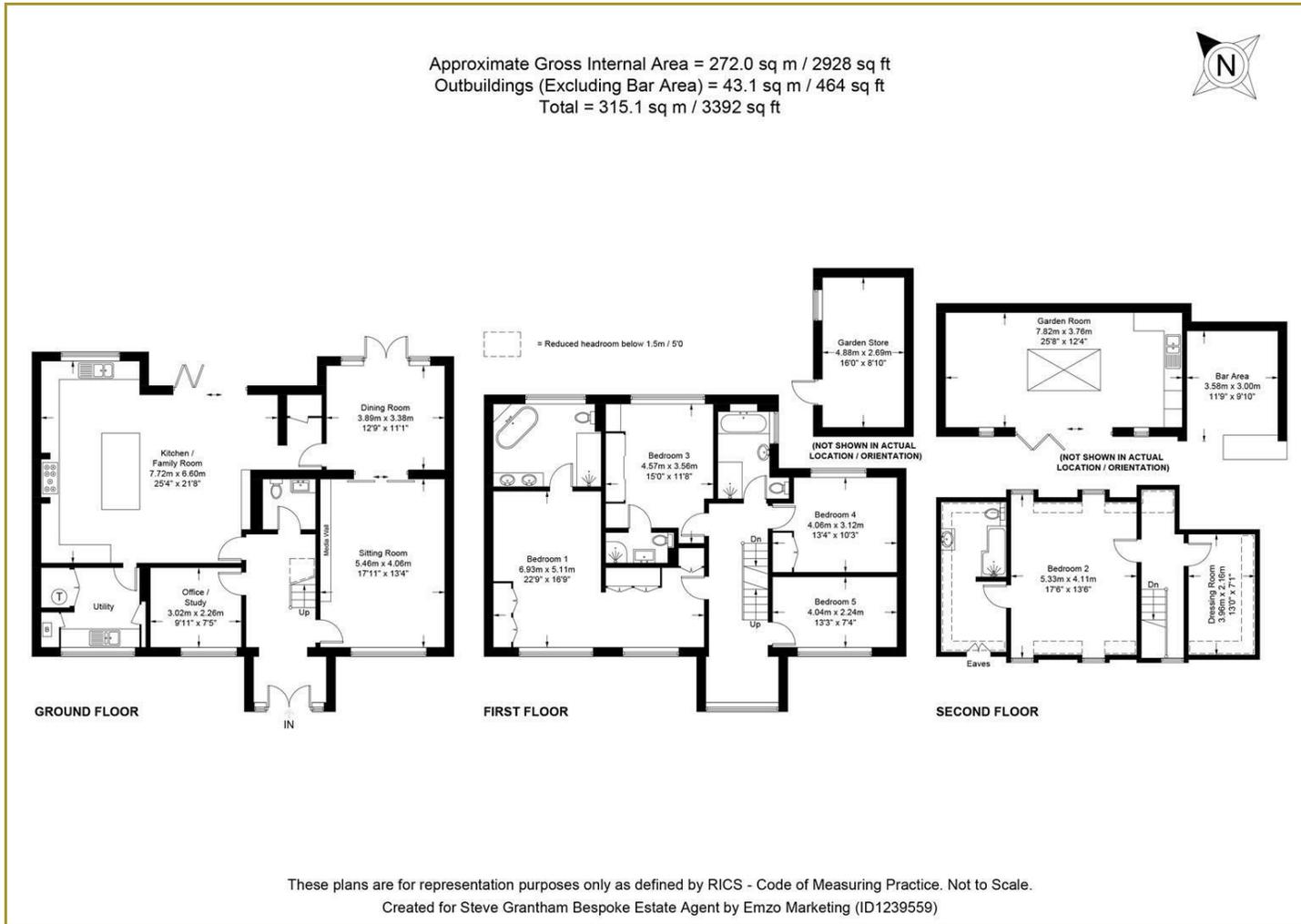
The front of the property exudes curb appeal with flower borders, complemented by an extensive gravel driveway providing ample parking. This exceptional home epitomizes luxurious living and warrants a personal viewing to fully appreciate its unparalleled charm and versatile accommodation.







## Floor Plans

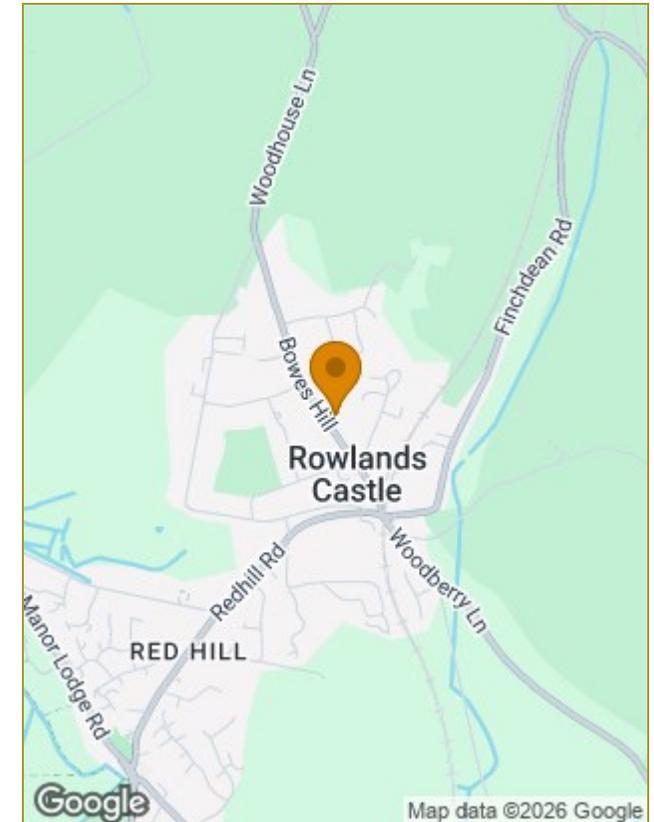


## Viewing

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

