

STEVE GRANTHAM
BESPOKE ESTATE AGENT

6 Bowes Hill, Rowlands Castle, PO9 6BP

Guide price £625,000

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6 Bowes Hill

Rowlands Castle, PO9 6BP

- CHARMING AND VERSATILE FIVE-BEDROOM CHALET-STYLE HOME
- JUST MOMENTS FROM THE VILLAGE GREEN, SHOPS AND MAINLINE RAILWAY STATION
- FLEXIBLE ACCOMMODATION WITH THREE GROUND-FLOOR BEDROOMS
- PRIVATE DRIVEWAY, ATTACHED GARAGE
- ENVIABLE LOCATION IN THE HEART OF ROWLANDS CASTLE
- SPACIOUS KITCHEN/BREAKFAST ROOM WITH SEPARATE DINING AND SITTING ROOMS
- DELIGHTFUL COUNTRY-STYLE GARDENS WRAPPING AROUND THE PROPERTY
- APPROXIMATELY 2,238 SQ FT INCLUDING GARAGE

Situated in the heart of the highly desirable village of Rowlands Castle, just a stone's throw from the picturesque village green, local shops and railway station, this charming and exceptionally versatile chalet-style home offers spacious accommodation, attractive flint elevations and delightful gardens, all within a wonderfully convenient setting.





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Offering approximately 2,238 sq ft including the garage, the property provides a flexible layout ideally suited to families, downsizers or those seeking predominantly ground-floor living. At the heart of the home is a generous kitchen/breakfast room, featuring traditional-style cabinetry, a central island and ample space for family dining. This flows through to a separate dining room and an impressive sitting room, creating a wonderful arrangement of living spaces for both everyday relaxation and entertaining. The sitting room is particularly charming, with exposed flint and brickwork adding warmth and character, whilst large windows and doors provide an attractive outlook towards the gardens.

The ground floor also offers three bedrooms, a shower room, separate cloakroom and utility room, providing excellent flexibility for guest accommodation, home working or multigenerational living. Upstairs, two further bedrooms are arranged around a spacious landing, with the characterful sloping ceilings adding to the property's individual appeal.

Outside, the gardens are a particularly delightful feature, wrapping around the property to create a wonderful country-style setting. Established trees, mature shrubs, colourful planting and informal lawned areas combine to provide a peaceful and leafy backdrop, with an abundance of natural interest throughout the seasons. The attractive flint and brick elevations complement the surroundings beautifully, giving the property a distinctive cottage-like charm.

To the front, a private driveway provides off-road parking and access to the adjoining garage, whilst the surrounding gardens offer a lovely sense of seclusion despite the property's central village location.

Rowlands Castle is renowned for its picturesque village green, welcoming community and excellent local amenities, including independent shops, traditional public houses and a mainline railway station providing convenient connections towards London and the South Coast. The surrounding countryside and nearby Stansted park & forest offer wonderful opportunities for walking and outdoor recreation.

Combining generous and adaptable accommodation, charming architectural features and beautiful established gardens with an enviable position just moments from the village centre and station, this is a rare opportunity to acquire a truly individual home in one of Hampshire's most sought-after village locations.





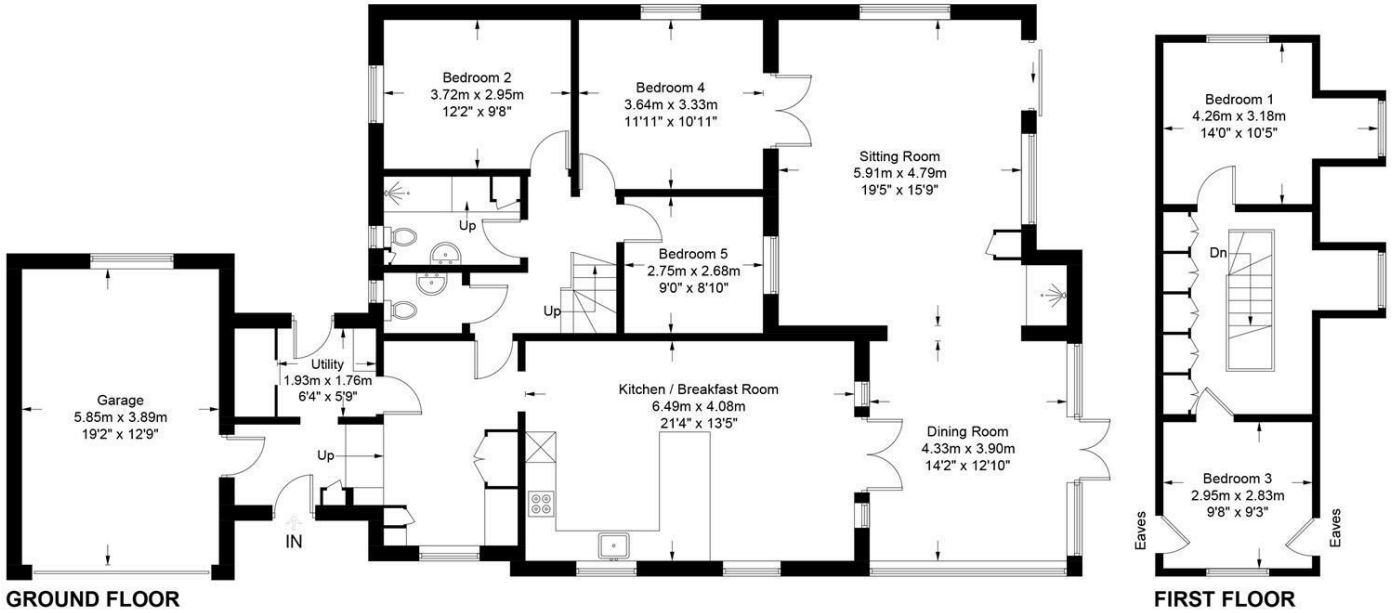





CALEDONIAN
RAILWAY
MERCAT la BOQUERIA

Floor Plans

Approximate Gross Internal Area = 207.9 sq m / 2238 sq ft
(Including Garage)

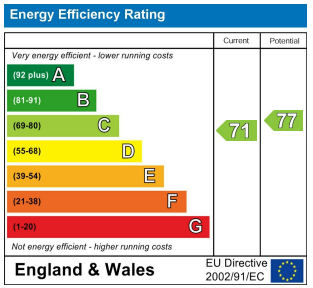


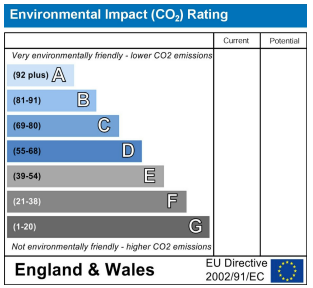
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Location Map



Energy Performance Graph





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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.

32a Drift Road, Clanfield, PO8 0JL

Tel: 02393 090015 Email: steve@stevegranthambespoke.co.uk https://www.stevegranthambespoke.co.uk

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