

STEVE GRANTHAM
BESPOKE ESTATE AGENT

11 Redhill Road, Rowlands Castle, PO9 6AL

Offers over £400,000

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- EXTENDED THREE BEDROOM SEMI-DETACHED HOME
- SHORT WALK TO MAINLINE RAILWAY STATION
- SPACIOUS SITTING ROOM & SEPARATE DINING ROOM
- GARAGE & OFF-ROAD PARKING FOR 3–4 VEHICLES TO THE REAR
- HEART OF ROWLANDS CASTLE VILLAGE LOCATION
- MODERN FITTED KITCHEN & CONTEMPORARY WALK-IN SHOWER ROOM
- PRIVATE ENCLOSED REAR GARDEN
- OFFERED WITH NO FORWARD CHAIN

Situated in the very heart of the ever-popular village of Rowlands Castle, just a few moments from the picturesque village green, local shops, cafés and amenities, and within a short walk of the mainline railway station with direct links to London Waterloo and Portsmouth, this extended three-bedroom semi-detached home offers spacious, well-balanced accommodation and is offered to the market with no forward chain.







The ground floor has been thoughtfully extended to create generous living space, perfectly suited to modern family life. A welcoming entrance hall leads to an impressive sitting room extending over 25ft in length, featuring a charming bay window to the front and ample space for both living and entertaining. To the rear, the property opens into a bright dining room with French doors providing direct access to the private rear garden, creating an ideal space for family meals and summer entertaining.

The kitchen has been updated with a modern range of fitted units, generous work surfaces and integrated cooking appliances, with space for additional white goods and convenient access to the dining area.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from an extensive range of fitted wardrobes and built-in furniture, while the second bedroom is a comfortable double overlooking the rear garden. The third bedroom provides an excellent child's bedroom, nursery or home office. Completing the first floor is a modern shower room featuring a large walk-in shower enclosure.

Outside, the rear garden enjoys a good degree of privacy, with a combination of patio seating areas, established planting and a central lawn, offering a pleasant space to relax or entertain. The property benefits from a garage together with a substantial hardstanding providing off-road parking for approximately three to four vehicles—a rare feature for such a central village location (accessed from Stansted Close)

Combining an excellent position, generous living accommodation, modern kitchen and shower room, private garden, extensive parking and no onward chain, this is a fantastic opportunity for buyers seeking a well-located family home within one of Hampshire's most desirable villages.





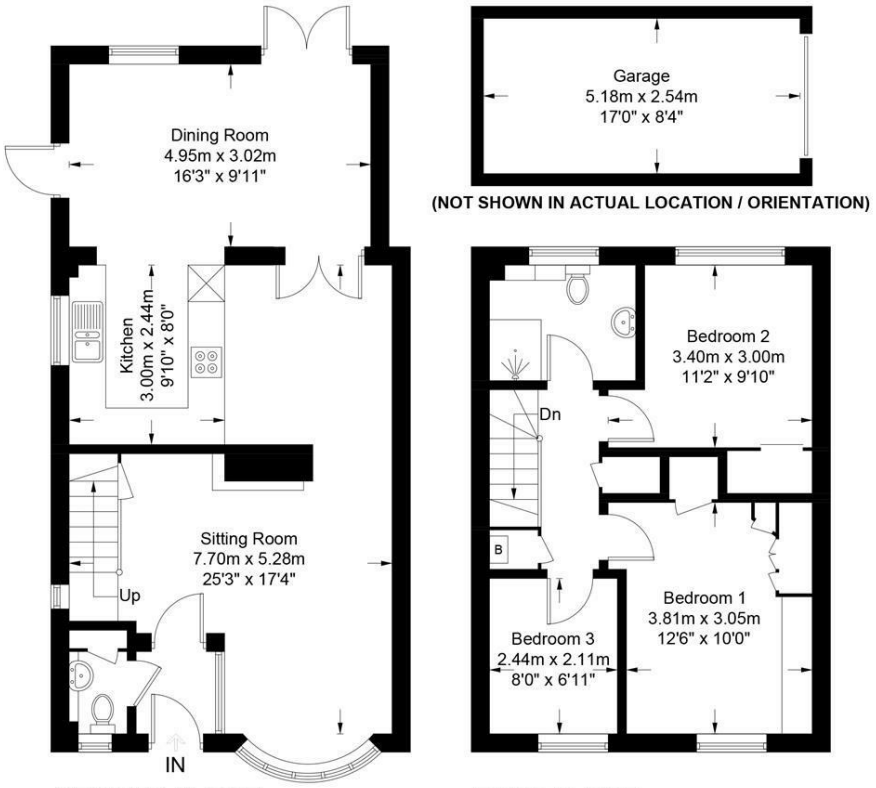






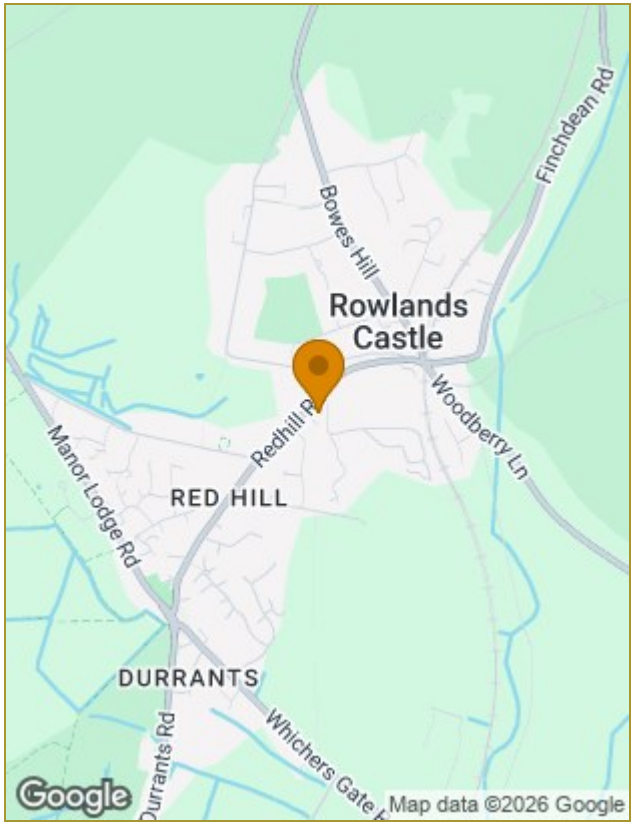
Floor Plans

Approximate Gross Internal Area = 99.2 sq m / 1068 sq ft
Garage = 13.3 sq m / 143 sq ft
Total = 112.5 sq m / 1211 sq ft

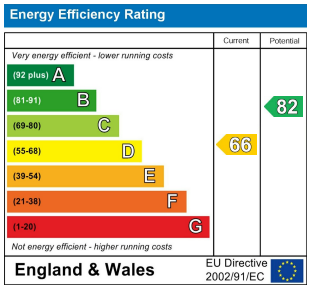


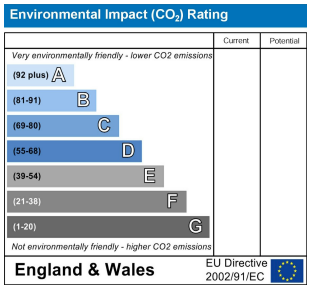
These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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Location Map



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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