





Guide price £450,000

13 Castle Road

Rowland's Castle, PO9 6AP

- THREE BEDROOM CHARACTER HOME
- SOUTH FACING REAR GARDEN
- KITCHEN DINER
- OPEN PLAN FIREPLACE IN LOUNGE
- LAID OUT OVER THREE FLOORS
- SOUGHT AFTER ROWLANDS CASTLE LOCATION
- EASY ACCESS TO THE A3
- OFF ROAD PARKING
- GUIDE PRICE £450,000 - £465,000

A charming home in the heart of Rowlands Castle, offering a sitting room with feature fireplace, a spacious kitchen/dining room opening onto a south-facing garden, and three well-proportioned bedrooms including a principal bedroom with garden views. The beautifully landscaped 190ft garden is a standout feature, with patios, BBQ area, outside bar, large powered shed and an impressive summer house with power and WiFi, perfect as an office or entertaining space. Ideally located close to village shops, pubs, the golf course and mainline station, with easy access to the A3 and South Downs National Park.



This charming home offers a wonderful blend of character and modern living, perfectly complemented by its impressive south-facing garden. From the moment you step into the entrance hall, you are welcomed by a sense of warmth and space. The sitting room features an open fireplace and a bay window, creating a cosy yet elegant atmosphere. The kitchen and dining area open directly onto the rear garden, making it an ideal setting for family life and entertaining.

On the first floor, there is a well-appointed and newly fitted modern family bathroom along with two comfortable bedrooms. Stairs rise to the second floor, where the principal bedroom enjoys a bright double aspect with views across the garden.

Outside, the garden is truly a highlight of this home, stretching to approximately 190ft and thoughtfully landscaped to offer a variety of spaces. Mature borders, trees, vegetable patches and multiple patio areas provide a beautiful and versatile setting. There is a BBQ area with an outside bar, a large powered shed, and at the far end of the garden an exceptional entertaining space with a fire pit, raised decking, and a summer house that runs the width of the garden. Fully insulated and fitted with power and WiFi, the summer house is currently set up as a garden bar but offers fantastic flexibility as an office or studio.

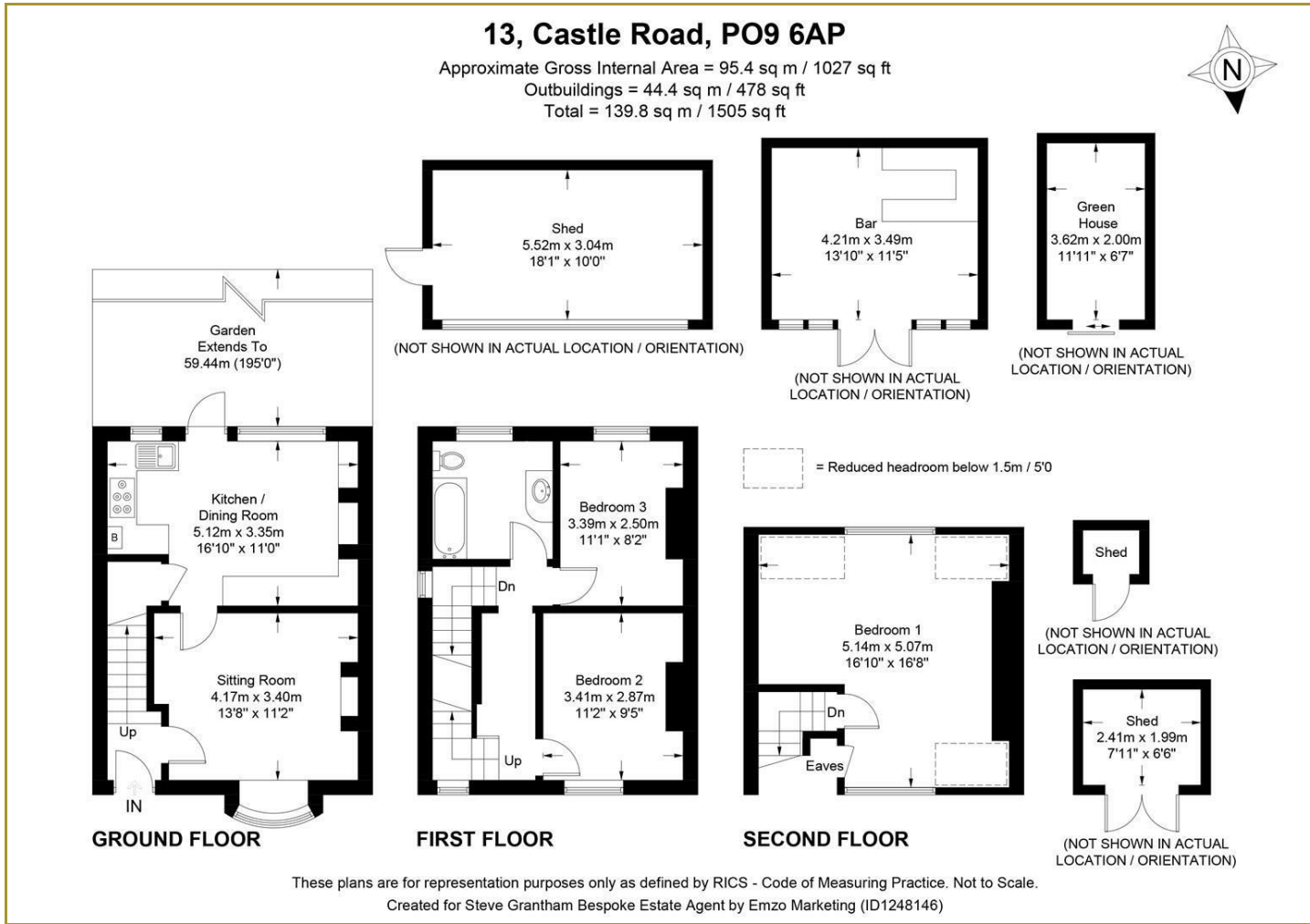
Situated in the sought-after village of Rowlands Castle, the property benefits from a delightful village green, local shops, pubs, school, church and the prestigious Links Golf Course. With its mainline station offering services to London Waterloo and Portsmouth, as well as easy access to the A3, it is perfectly placed for commuters. Surrounded by open countryside and close to the South Downs National Park, it is also an ideal location for those who enjoy long walks and outdoor pursuits.



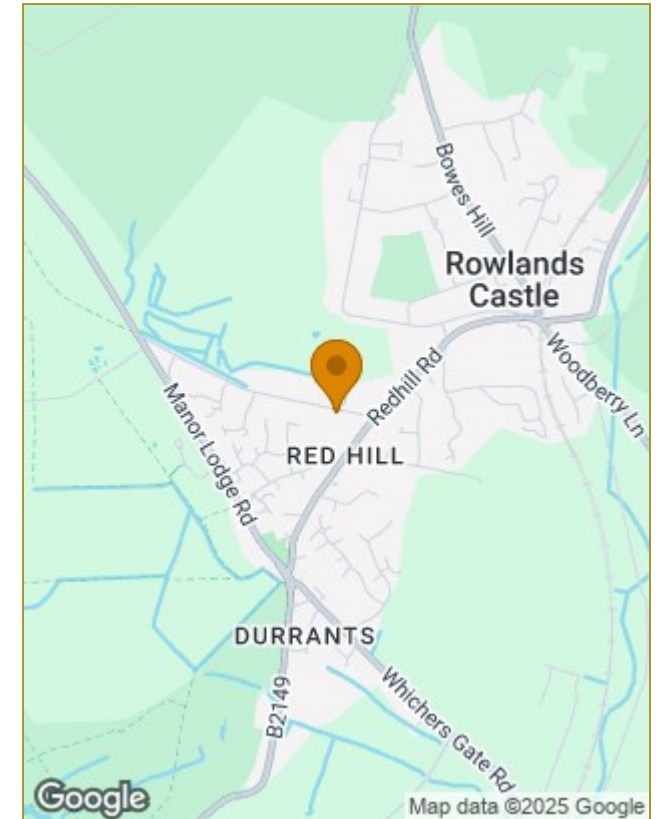




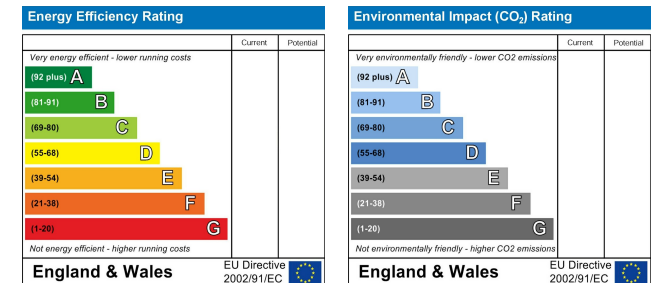
Floor Plans



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.