



## 18 Glen Dale

A four bedroom detached house situated in a requested location.



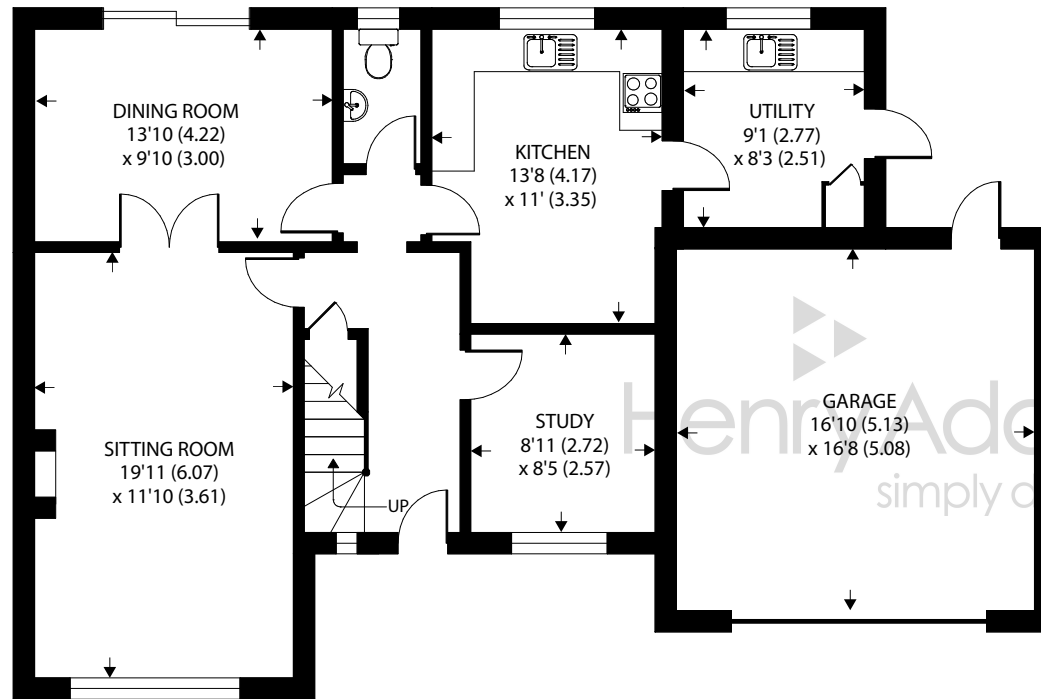
- ▶ Four bedroom detached family home
- ▶ Garage & Drive
- ▶ Study
- ▶ Dressing Room & En-suite
- ▶ Requested Location
- ▶ Quiet Cul-de-sac location
- ▶ Cloakroom
- ▶ Utility Room
- ▶ Family Bathroom
- ▶ No Forward Chain

An opportunity to purchase this light and spacious four bedroom detached house situated in a quiet cul-de-sac. The property further benefits from garage and driveway and is a short walk into Rowlands Castle Village green.

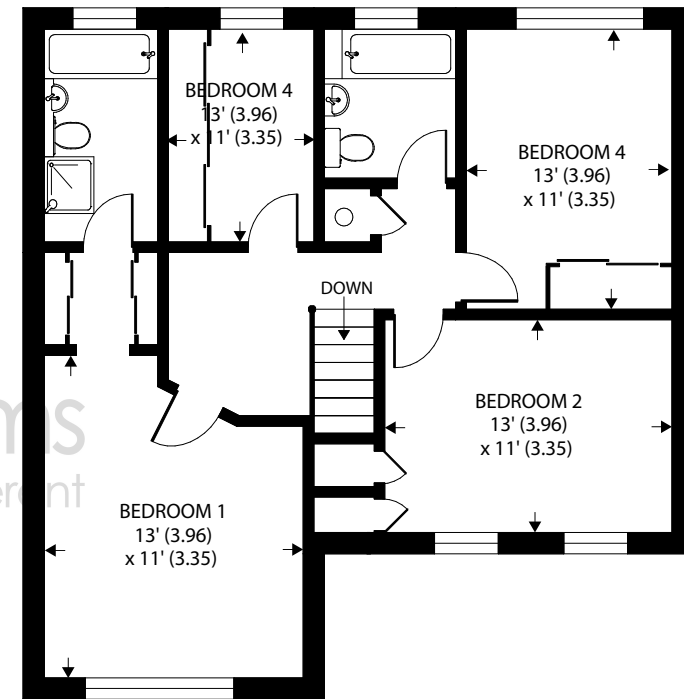
Upon entering the property you are greeted by a spacious entrance hall with storage cupboard. The sitting room is an excellent size and has double doors leading through to the formal dining room. The kitchen / breakfast room has a matching range of wall and base units, integrated double oven and offers views out over the garden. There is also a good size utility room with plumbing for appliances located off the kitchen.

Upstairs there are four good size bedrooms with bedroom one benefiting from a walk - in dressing area and en-suite. There is also a fully tiled family bathroom located on the first floor. Outside the garden is low maintenance with flower borders, mature shrubs and patio seating areas ideal for enjoying the summer evenings with family and friends. To the front of the property there is a drive leading to the garden.





GROUND FLOOR



FIRST FLOOR

## 18 Glen Dale, Rowland's Castle

Approximate Area = 1645 sq ft / 152.8 sq m

Garage = 286 sq ft / 26.5 sq m

Total = 1931 sq ft / 179.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Henry Adams. REF: 1051919

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Situation

Rowlands Castle village straddles the West Sussex and Hampshire borders in the South Downs National Park. There are plenty of opportunities for rural pursuits, including a golf course nearby, tennis club and Stanstead estate for walking. The village also has a surgery with a pharmacy, all within walking distance. Furthermore, Rowlands Castle has further leisure, dining and shopping amenities for day to day needs, as well as a mainline rail station on the London to Portsmouth line.

