





## 2 Deerleap Lane

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- ▶ **Beautifully Presented Four Bedroom Detached House**
- ▶ **Open Plan Living**
- ▶ **Stylish Fitted Kitchen & Utility Room**
- ▶ **Panoramic Views**
- ▶ **Viewing Highly Advised**
- ▶ **Detached Double Garage & Drive**
- ▶ **Former Show Home on an Exclusive Gated Development**
- ▶ **Two En-suite Bedrooms & Family Bathroom**
- ▶ **Premier Guarantee Remaining**
- ▶ **Panoramic Views across the pond and woodlands**

We are delighted to present this beautifully presented four-bedroom detached house nestled on an exclusive gated development. The property benefits from a detached double garage and drive.

Formerly a show home, this property exudes style and sophistication with its open plan living areas, allowing for a seamless flow between the elegant living room, stylish fitted kitchen, and separate utility room. The kitchen is equipped with modern appliances and offers ample storage and workspace.

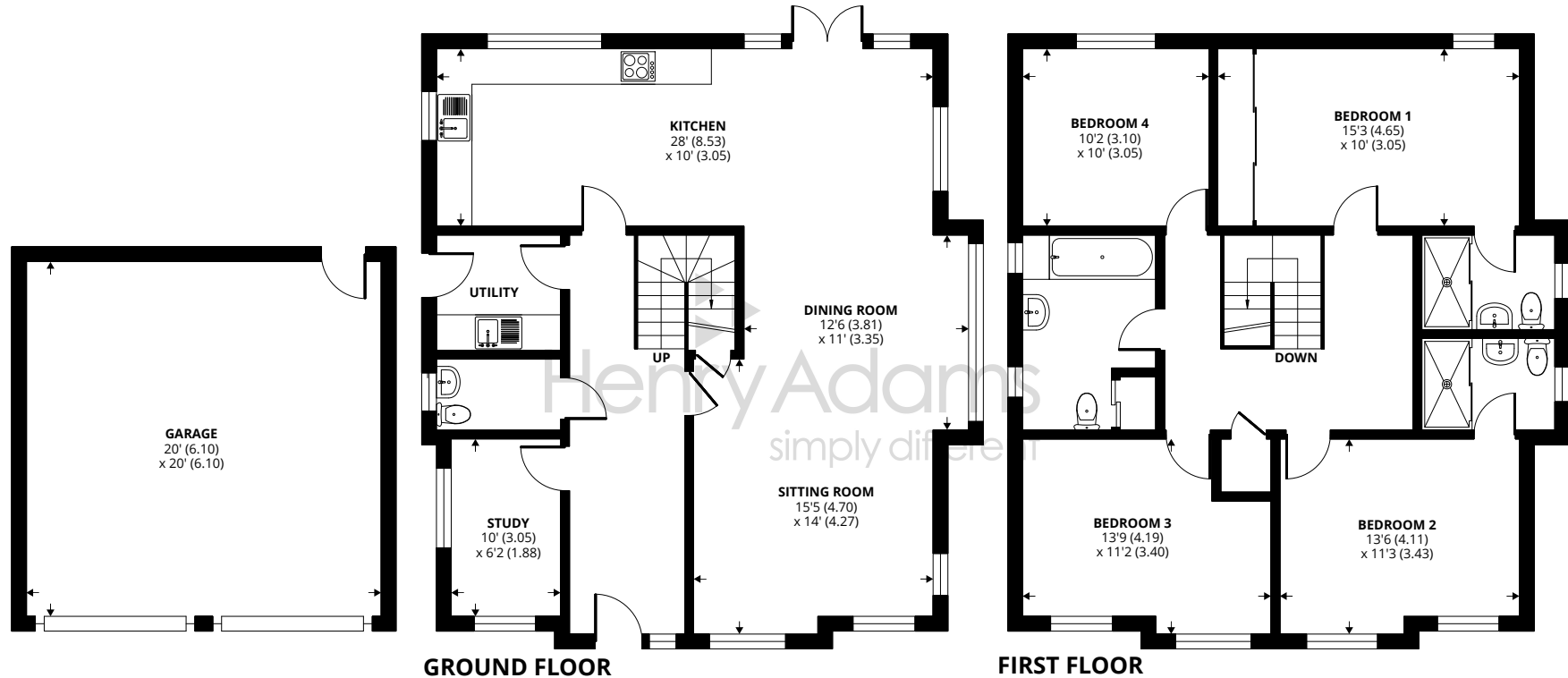
The property features two en-suite bedrooms, providing comfort and convenience for family and visitors alike. Additionally, the spacious family bathroom offers a luxurious retreat to unwind after a long day.

The outside space of this property is equally as impressive. The landscaped front and rear gardens have been thoughtfully designed to create a serene and peaceful environment. The patio area provides the perfect setting for al fresco dining with views across the pond, while the private lawn area is ideal for children to play or for gardening enthusiasts.









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Approximate Area = 1855 sq ft / 172.3 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 2255 sq ft / 209.4 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). © n̄checom 2024. Produced for Henry Adams. REF: 1071076

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 is a much-requested village sat on the western side of the Hampshire/West Sussex border and on the fringe of the South Downs National Park. There are plenty of opportunities for rural pursuits nearby with a golf course, tennis club and the Stansted Estate all within a kilometre of the house. The village train station offers mainline services from Waterloo to Portsmouth Harbour and sits in an elevated position just to the north of the local village shops which include a convenience store, hardware shop, a pharmacy and several pubs. Within a few miles of the property access to London is available via the A3(M). Portsmouth, Southampton and Brighton can be accessed via the A27 and M27, which is approximately 5 miles away.

10th January 2024



