






16 Castle Road

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- ▶ **Beautifully Presented**
- ▶ **Large loft with potential to convert STP**
- ▶ **Stylish fitted Kitchen with Integrated appliances**
- ▶ **Garage and driveway providing ample parking**
- ▶ **Four bedroom detached bungalow**
- ▶ **Light and Spacious**
- ▶ **Underfloor heating to bathroom**
- ▶ **Extensive private landscaped Garden**
- ▶ **Requested location walking distance to Village Green**

This well presented four-bedroom detached bungalow offers an exceptional opportunity for modern living. Boasting a seamless blend of contemporary design and classic elegance, this property is flooded with natural light, creating an airy and welcoming atmosphere throughout. The sheer size of the property is truly amazing, with a large loft that offers immense potential for conversion, subject to the necessary planning permissions.

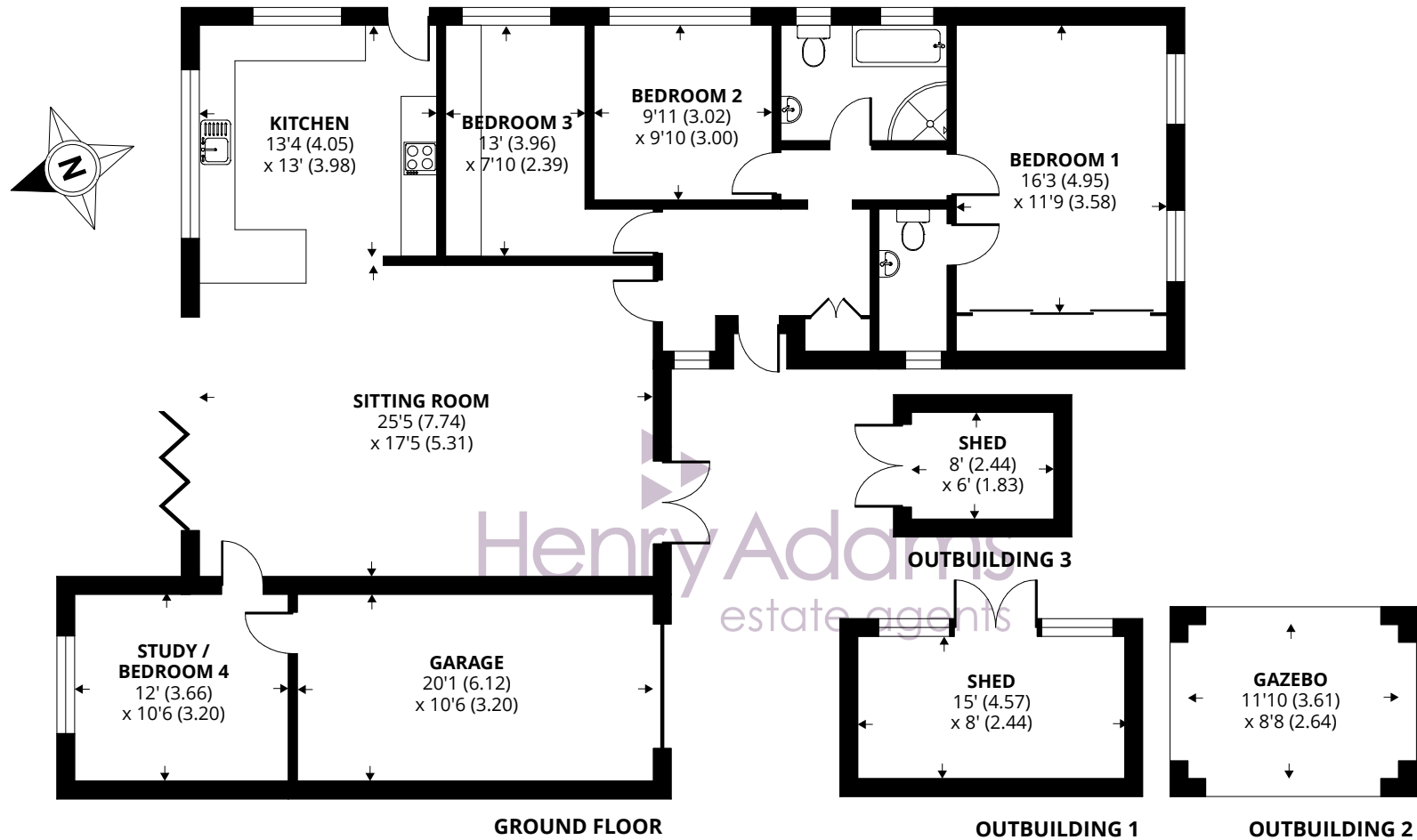
The stylish fitted kitchen boasts integrated appliances and ample storage space. The open-plan layout flows effortlessly into the dining and living areas, creating an ideal space for entertaining guests or simply enjoying quality time with the family. Furthermore, the property boasts an extensive private landscaped garden, with access onto Rowlands Castle golf course, and a summerhouse and gazebo, both with mains electric.

Ensuring convenience and practicality, a garage and driveway provide ample parking for multiple vehicles. The proximity of the property to the desired village green, within walking distance, makes it an excellent choice for those looking to integrate themselves into a tight-knit community. This property truly offers the best of both worlds, providing an idyllic setting for comfortable and contemporary living. Viewing is highly advised so you can truly appreciate what this home has to offer.









16 Castle Road, Rowland's Castle

Approximate Area = 1440 sq ft / 133.7 sq m

Garage = 210 sq ft / 19.5 sq m

Outbuildings = 270 sq ft / 25. sq m

Total = 1920 sq ft / 178.3 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). © n3checom 2024. Produced for Henry Adams. REF: 1076532

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

Located in the picturesque village of Rowlands Castle, which offers local shopping and a renowned golf course, this property is within half a mile of the station with access to Portsmouth and London Waterloo. Rowlands Castle is set on the edge of the South Downs in a conservation area and is conveniently positioned between Petersfield with good road links to London, the historic city of Chichester with its Festival Theatre and racing at Goodwood and Portsmouth with its maritime links including HMS Victory and the Mary Rose and ferries to the Continent.

26th January 2024



