







## 4 Holt Gardens

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- ▶ **Executive Four Bedroom Detached Family Home**
- ▶ **Spacious Kitchen/ Family / Dining Room With Views Across the**
- ▶ **En-Suite To Bedroom One And Fitted Wardrobes**
- ▶ **Double Garage & Drive Providing Ample Parking**
- ▶ **Situated On A Corner Plot With Front, Rear And Side Gardens**
- ▶ **Situated in One Of Rowlands Castles Most Desirable Locations**
- ▶ **Cloakroom**
- ▶ **Spacious Family Bathroom**
- ▶ **Three Reception Rooms including Study & Utility Room**
- ▶ **No Forward Chain**

Executive Four Bedroom Detached Family Home situated in one of Rowlands Castle's most desirable locations. This spacious property offers ample living space including three reception rooms including a study, conservatory and a utility room, perfect for families seeking a comfortable lifestyle. The highlight of the house is the spacious kitchen/family/dining room, which not only offers a great space for entertaining but also boasts beautiful views across the expansive private garden. Bedroom one features an en-suite and fitted wardrobes, adding a touch of luxury to this already impressive residence.

The outside space of this property is a true gem, with an extensive private gardens to front, rear and side, offering ample space for outdoor activities and al fresco dining. The garden provides a peaceful retreat from the hustle and bustle of daily life, ideal for relaxing or hosting gatherings with family and friends. The property is situated on a generous corner plot, ensuring privacy, while the double garage and driveway provide ample parking for multiple vehicles.

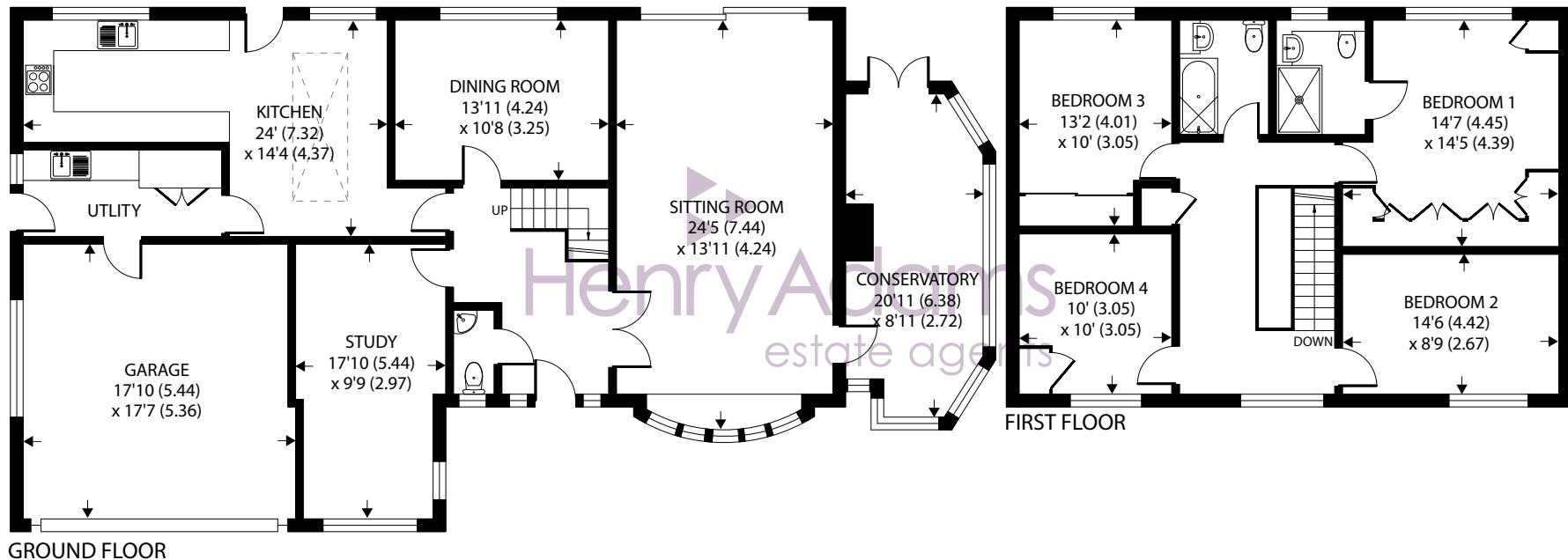












## Holt Gardens, Rowland's Castle, PO9

Approximate Area = 2258 sq ft / 209.7 sq m

Garage = 316 sq ft / 29.3 sq m

Total = 2574 sq ft / 239 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). © nichecom 2024. Produced for Henry Adams. REF: 1136188

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. In this active village community 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.





