



21 College Close



- ▶ Four Bedroom
- ▶ Double Garage
- ▶ Utility Room
- ▶ Light and Spacious Sitting Room
- ▶ No Onward Chain
- ▶ Detached Family Home
- ▶ Cloakroom
- ▶ En-Suite
- ▶ Requested Location

An opportunity to purchase this light & spacious four bedroom detached house situated in one of Rowlands Castles most sought after locations. The property also benefits a double garage and an extensive driveway providing ample parking.

On the ground floor there is a spacious entrance hall, store cupboard, cloakroom with vanity storage and tiled surrounds, the kitchen/ breakfast room is an excellent size with matching range of wall and base units, laminate flooring, views over the garden this is an ideal room for entertaining family and friends. The utility room is modern with tiled flooring, plumbing for appliances a side door leading out to the garden and a integral door leading to the double garage. The triple aspect sitting room is an excellent size and has been freshly painted and benefits a feature fireplace place with brick surround and double glazed sliding doors leading out to the garden. There is also a separate dining room with views across the garden.

On the first floor there are four good size bedrooms with bedroom one benefiting from an en-suite bathroom and bedroom two and three with double fitted wardrobes. There is also a good size family bathroom and airing cupboard.

Outside the garden is mainly laid to lawn with flower borders, mature shrubs, patio area, greenhouse and side access. To the front of the property this is also mainly laid to lawn with flower borders and a driveway leading to the double garage.





21, College Close, Rowland's Castle, Hampshire

APPROX. GROSS INTERNAL FLOOR AREA 1933 SQ FT 179.5 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Henry Adams and no guarantee as to their operating ability or their efficiency can be given.

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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 shopping parade which includes a convenience store, hardware shop, pharmacy and several pubs. Once a year, The Green in the centre of the village plays host to a renowned Summer Fair with the profits raised going back into the village community. 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.

12th July 2024

