



35 Woodlands Avenue

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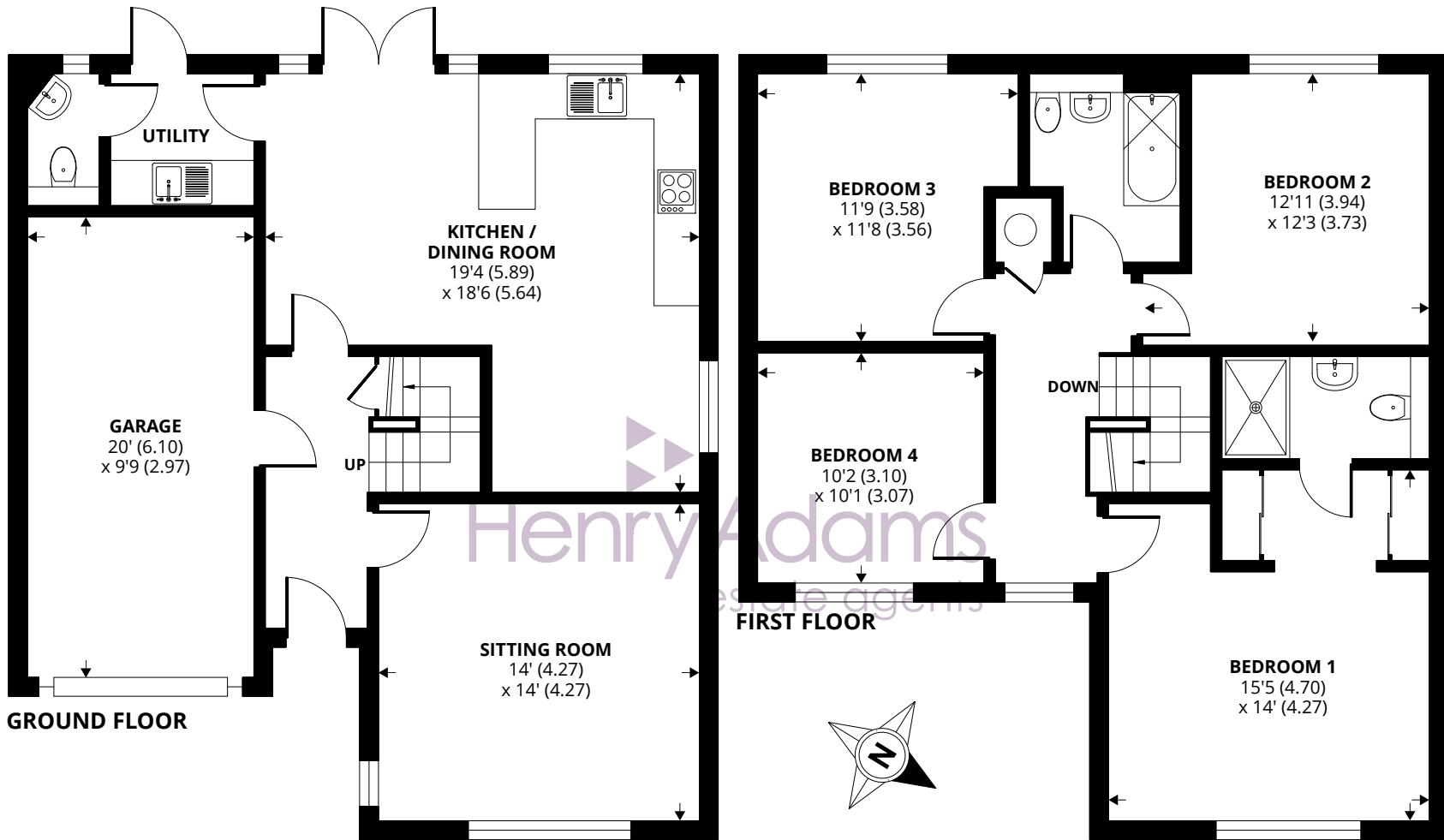
- ▶ **Beautifully Presented Four Bedroom Detached Home**
- ▶ **NHBC Remaining**
- ▶ **Walking Distance To Village Green**
- ▶ **Stylish Open Plan Kitchen / Dining / Family Room**
- ▶ **Landscaped Garden**
- ▶ **Garage & Driveway Providing Ample Parking**

Situated in a sought-after location, this beautifully presented four-bedroom detached home truly exudes elegance and style. Upon entering, you are greeted by a spacious hallway leading to the heart of the home - a stylish open plan kitchen, dining, and family room. This modern space is perfect for entertaining guests or simply relaxing with your loved ones.

The first floor features four generous size bedrooms, a luxurious en-suite to bedroom one, ensuring a touch of comfort and privacy, along with a modern family bathroom. With NHBC remaining, peace of mind is guaranteed for many years to come. The property also benefits from a garage and driveway, offering ample parking for multiple vehicles.

Outside, the landscaped garden provides a tranquil retreat, ideal for enjoying the fresh air and sunshine. Furthermore, the property is conveniently located within walking distance to the village green, adding a touch of countryside charm to your every-day life.





Woodlands Avenue, Rowland's Castle, PO9

Approximate Area = 1467 sq ft / 136.2 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1670 sq ft / 155 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 2024. Produced for Henry Adams. REF: 1158666

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

The village of Rowlands Castle lies just outside of the South Downs National Park in southern Hampshire, 9 miles south of Petersfield and on the border with West Sussex. It is a quiet residential village, with 3 pubs, hardware and general stores and a Post Office. The village also has a surgery with a new modern pharmacy. Furthermore, Rowlands Castle has a Montessori Nursery school for children aged 2 - 4 years old and also a primary school together with further leisure, dining and shopping amenities for day to day needs. Rowlands Castle station is on the London Waterloo to Portsmouth line. with the renowned Rowlands Castle golf course situated nearby. The A27 and the A3M are approximately 2.5 miles away.

15th July 2024

