





## 9 Nuthatch Close

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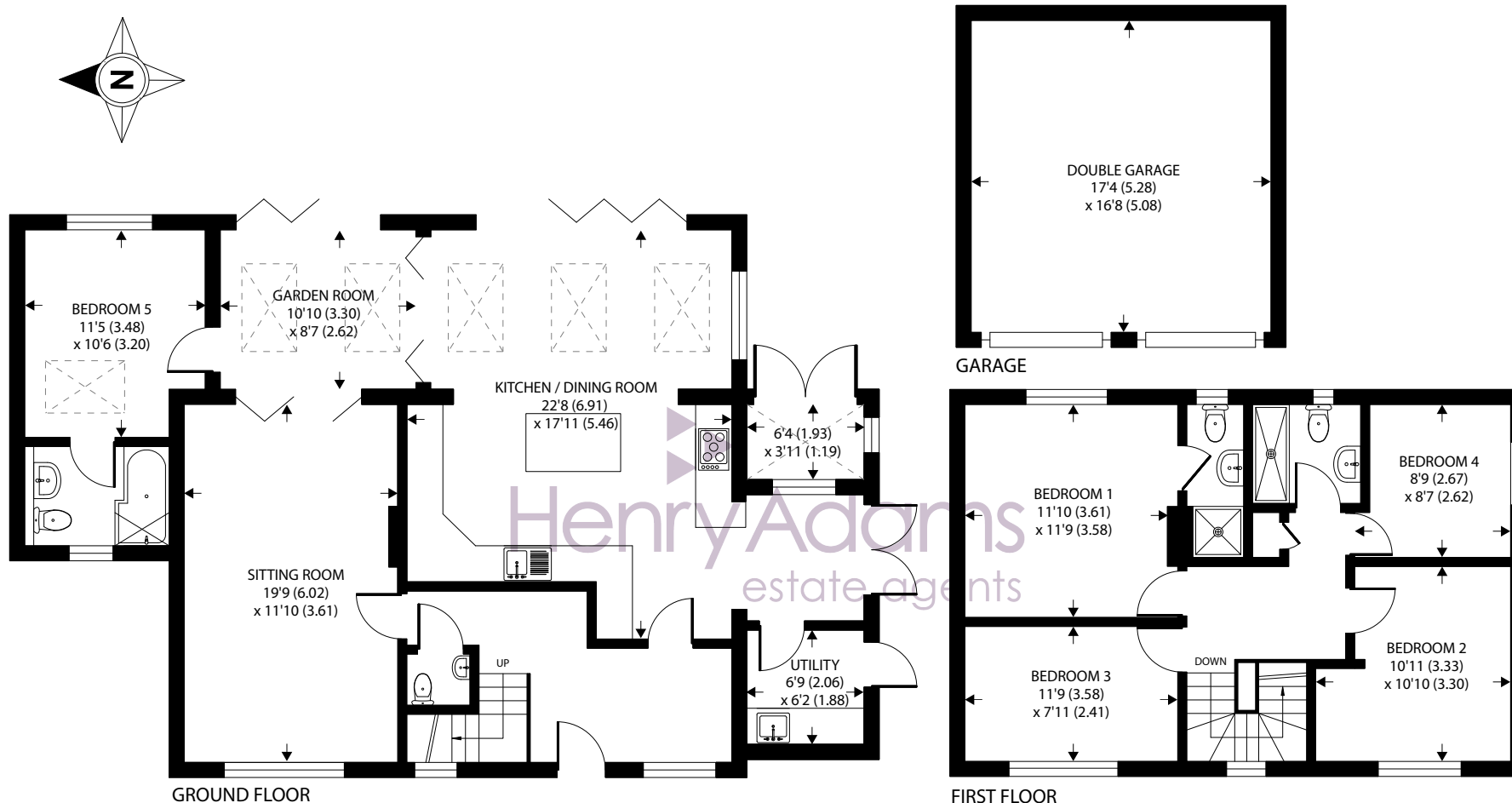
- ▶ **Light & Spacious Five Bedroom Detached Family Home**
- ▶ **Modern Kitchen / Dining Room With Bi-Fold Doors To Garden**
- ▶ **Three Reception Rooms**
- ▶ **Well Maintained Secure Garden**
- ▶ **No Forward Chain**
- ▶ **Tastefully Extended & Modernised By The Current Owners**
- ▶ **Annexe Or Additional Living Accommodation**
- ▶ **Three Bathrooms, Two En-Suite**
- ▶ **Double Garage Providing Ample Parking**

Nestled in a sought-after location, this light and spacious five-bedroom detached family home presents an impressive opportunity for those seeking luxury living. Tastefully extended and modernised by the current owners, this property boasts a modern kitchen/family room with bi-fold doors that seamlessly blend indoor and outdoor living. With three reception rooms, three bathrooms, two of which are en suite, this home offers an abundance of space for both relaxation and entertaining. The annexe offers additional flexible living accommodation for guests, family or multi-generational living.

This property further impresses with its generous outside space, featuring a meticulously landscaped secure garden that provides the perfect retreat for outdoor gatherings or peaceful moments of relaxation. The outside space enhances the overall appeal of the property, providing a seamless transition between indoor and outdoor living experiences. The thoughtfully designed exterior space complements the interior of the home, creating a harmonious environment that is both welcoming and functional. The double garage and drive offer practicality and convenience, ensuring that parking is never a concern for residents.

This property truly embodies a harmonious blend of modern luxury and practical convenience, making it a desirable choice for those seeking a refined lifestyle in a serene setting with close proximity to woodland walks. With the benefit of no forward chain, this residence is ready to welcome its new owners into a life of comfort and style.





## 9 Nuthatch Close, Rowland's Castle

Approximate Area = 1753 sq ft / 162.8 sq m

Garage = 289 sq ft / 26.8 sq m

Outbuilding = 27 sq ft / 2.5 sq m

Total = 2069 sq ft / 192.1 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). © njchecom 2024. Produced for Henry Adams. REF: 1195151

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 north of Havant, and straddles the West Sussex and Hampshire borders in the South Downs National Park. There are plenty of opportunities for rural pursuits, including a golf course nearby, tennis club and Stansted estate for walking. This delightful village is a quiet residential haven with a traditional village green, pubs and a selection of shops. For easy access there are commutable rail links to London Waterloo and the A3(M) interchange, which links the village to Portsmouth, Petersfield and beyond. The market town of Chichester is also close by.

10th October 2024

