



37 Links Lane, Rowland's Castle - PO9 6AE

Guide Price £1,850,000



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## 37 Links Lane

### Rowland's Castle

A distinguished detached family residence with gated entrance, landscaped gardens, swimming pool and garage on one of the most desirable roads in Rowlands Castle with easy access to the golf course.

- Substantial detached Tudor-style family residence
- Private gated entrance and sweeping driveway
- Over 5,300 sq ft of accommodation
- Leisure facilities: billiards room, sauna & outdoor pool
- Swimming pool, sauna and leisure facilities
- Prime village location close to golf course











## 37 Links Lane

### Accommodation

The property offers over 5,300 sq ft of well-proportioned accommodation, combining traditional architectural character with generous and versatile living space, and represents a rare opportunity to acquire a substantial family home in a prestigious and well-connected village setting.

A welcoming reception hallway leads to a range of elegant reception rooms. The family room and dining room both feature bay windows, creating bright, well-balanced spaces ideal for entertaining. A dedicated study provides an excellent home-working environment, while a separate snug offers a more intimate sitting room.

The kitchen/breakfast room has a warm, traditional feel with handcrafted cabinetry, tiled flooring and a built-in dining nook, and is complemented by an adjoining utility room with direct access to the garage. The principal living room is centred around an impressive stone fireplace and opens via French doors into a conservatory overlooking the swimming pool and gardens. A further reception room with double doors also connects directly to the rear terrace, reinforcing the strong indoor-outdoor flow.





## First Floor

The first-floor accommodation comprises a principal bedroom suite with dressing room and en suite bathroom, together with five further well-proportioned bedrooms and additional bathrooms, providing flexibility for family living and guests.

Beyond the main accommodation, the property benefits from a dedicated billiards room, as well as a sauna and pump house serving the pool area. The outdoor swimming pool is set within a sheltered terrace, surrounded by mature planting and complemented by a covered seating area ideal for summer dining.

Approached via a sweeping driveway through brick and timber gates, the house sits comfortably within its established grounds. The gardens are beautifully maintained and include manicured lawns, mature trees and well-stocked borders, offering a high degree of privacy. A garage and additional outbuilding provide useful storage and ancillary space.







## Location

Rowlands Castle is an attractive Hampshire village near the Sussex border, centred around a village green with Norman castle ruins and a strong community feel. The village offers a good range of local amenities including shops, cafés, a public house, doctors' and veterinary surgeries, together with a mainline railway station providing services to London Waterloo.

There is excellent access to countryside walks via the Monarch's Way, linking to the South Downs and Stansted Estate, as well as a local golf course.

More comprehensive facilities are available nearby in Emsworth and Havant, while the cathedral city of Chichester, approximately 11 miles to the east, provides extensive cultural, leisure and retail amenities, including the Festival Theatre, Pallant House Gallery and the Goodwood Estate, renowned for its motorsport and horseracing events.

Services: All mains

Tenure: Freehold

Local Authority: East Hampshire District Council  
Council Tax Band: Band H EPC Rating: Band C





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# Links Lane, Rowlands Castle, PO9

Approximate Area = 4743 sq ft / 440.6 sq m

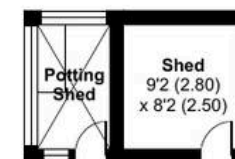
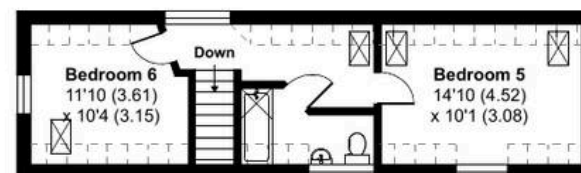
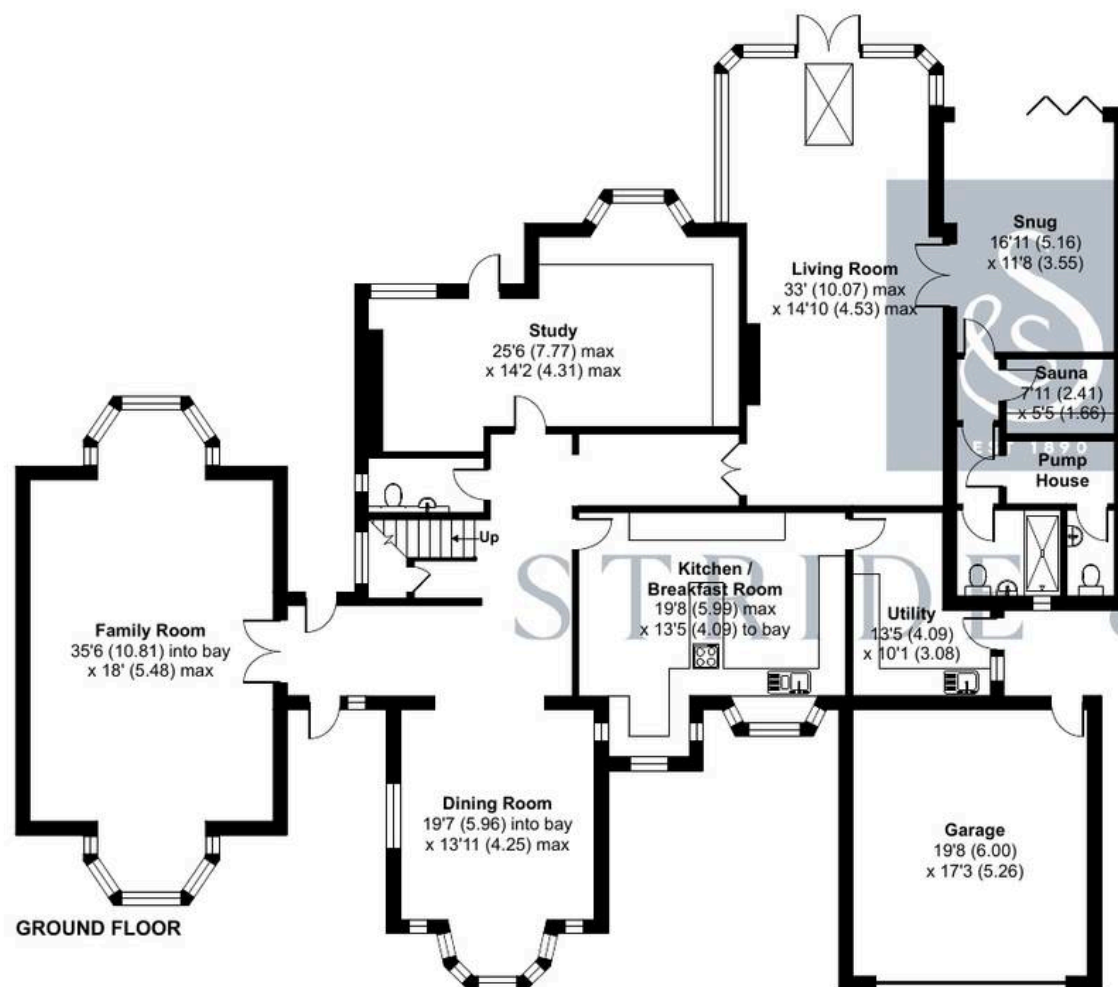
Limited Use Area(s) = 96 sq ft / 8.9 sq m

Garage = 340 sq ft / 31.6 sq m

Outbuilding = 134 sq ft / 12.4 sq m

Total = 5313 sq ft / 493.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025.  
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