



FORESTSIDE ROAD | ROWLAND'S CASTLE | PO9 6ED

£735,000



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# WELCOME *Home*

O'Hara Properties and Estates are thrilled to welcome to the market this beautifully presented 4-bedroom semi-detached house in the desirable location of Rowlands Castle.

This property is perfect for those who are looking for the country style living whether you love nature, the scenic walks, quiet location or the abundant of wildlife on your doorstep this property is the one for you.

An early viewing is highly recommended! To book now  
call 02392259822 Option 2!



## Firpiece, Forestside Road, Rowland's Castle

Approximate Gross Internal Area = 174.5 sq m / 1878 sq ft  
Outbuilding = 43.1 sq m / 464 sq ft  
Total = 217.6 sq m / 2342 sq ft



=Reduced headroom below 1.5m / 50

Energy Efficiency Rating

Rating	Score Range	Color	Notes	Current	Potential
A	(92 plus)	Dark Green	Very energy efficient - lower running costs		
B	(81-91)	Medium Green			
C	(69-80)	Light Green			
D	(55-68)	Yellow			
E	(39-54)	Orange			
F	(21-38)	Red			
G	(1-20)	Dark Red	Not energy efficient - higher running costs		

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EU Directive 2002/01/EC



#### PROPERTY DESCRIPTION

Approached via a private gated driveway, this exceptional home enjoys a sense of privacy and exclusivity, complemented by beautifully enclosed, south-facing gardens that are bathed in natural sunlight throughout the day — ideal for refined entertaining and relaxed family living.

The entrance sets an immediate tone of quality, with a well-considered porch and cloakroom providing discreet storage for coats and footwear, ensuring a clean and welcoming arrival. The hallway leads to a conveniently positioned downstairs W/C, while to the right, the living room offers a calm and sophisticated retreat — a beautifully proportioned space designed for both comfort and relaxation.

The heart of the home is the stunning open-plan kitchen, dining, and family room, thoughtfully designed to combine style with functionality. The kitchen features generous worktop space, extensive bespoke-style cabinetry, and an elegant breakfast bar, creating a natural hub for both everyday living and hosting. Expansive bi-fold doors frame views of the garden and open fully to the outdoors, flooding the space with light and enhancing the seamless connection between inside and out.

A dedicated utility room further elevates the practicality of the home, offering ample work surfaces, fitted storage, and plumbing for appliances — ideal for maintaining the home's refined aesthetic. From here, access leads to a more secluded garden area, surrounded by mature trees and established hedging, providing a tranquil and private outdoor retreat.

The first floor continues the sense of considered design, beginning with a versatile single bedroom, perfectly suited as a nursery, guest room, or elegant home office. A generously sized rear double bedroom features integrated wardrobes, a soft neutral palette, and peaceful views over the private garden. The contemporary family bathroom is finished to a high standard and includes a bath, separate shower, wash basin, and WC. The principal bedroom is a luxurious sanctuary, offering excellent proportions along with a private en-suite and a dedicated dressing room.

Occupying the entire top floor, the impressive loft conversion provides a spacious double bedroom alongside a separate, fully enclosed additional room — ideal as a dressing suite, private office, or creative space — offering exceptional flexibility and a sense of exclusivity rarely found.

PORCH/CLOAKROOM

DOWNSTAIRS W/C

LIVING ROOM

DINING ROOM

KITCHEN/ FAMILY ROOM

UTILITY ROOM

STORE

MASTER BEDROOM

DRESSING ROOM

EN-SUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

DRESSING ROOM

GARAGE/WORKSHOP

STORE

#### ADDITIONAL INFORMATION

Verified Material Information

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Oil-powered central heating is installed.

Heating features: Double glazing, Wood burner, and Underfloor heating

Broadband: ADSL copper wire

Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - OK

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: SDNP

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

#### DISCLAIMER

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The information contained is intended to help you decide whether the property is suitable for you.

You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



## FEATURES

- 4 BEDROOMS
- SEMI-DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- OUTBUILDINGS & STORAGE
- VILLAGE AMENITIES
- BREATHTAKING VIEWS
- LOUNGE
- DINING ROOM
- KITCHEN FAMILY ROOM
- THIS PROPERTY HAS MORE TO OFFER