





Set on the edge of the sought-after village of Rowlands Castle, this impressive four bedroom detached family home offers over 2,050 sq.ft of beautifully arranged accommodation, complete with a self-contained annexe, west-facing garden, off-road parking, and a garage/workshop.

The property opens into a spacious and welcoming entrance hall with stairs rising to the first floor, a useful storage cupboard, cloakroom, and access to the front aspect study. A real highlight of the home is the superb open-plan kitchen/dining/family room, designed very much with modern family living in mind. French doors open directly onto the garden, creating an excellent entertaining space. The kitchen is fitted with a range of shaker-style wall and base units with integrated appliances, a breakfast bar seating area, and a separate utility room with side access.

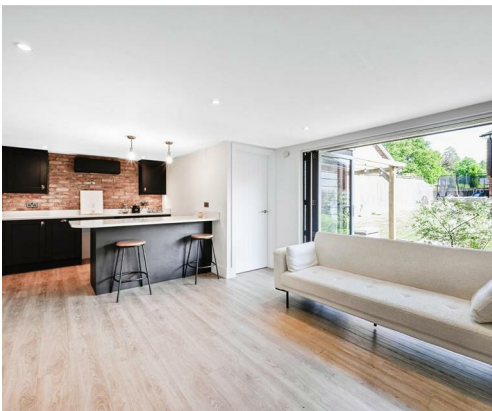
The sitting room enjoys lovely views over the rear garden and also benefits from French doors opening onto the patio.

Upstairs, there are four generous double bedrooms, two of which feature ensuite shower rooms, alongside a well-appointed family bathroom with both a bath and separate walk-in shower.

Outside, the front of the property provides off-road parking and access to the garage/workshop. To the rear, the beautifully landscaped west-facing garden is mainly laid to lawn with a large patio seating area and pathway leading to the purpose-built self-contained annexe.

Annual service charge: £470.00.

Rowlands Castle sits on the edge of the South Downs National Park, around three miles north of Havant, offering an excellent balance of village life and accessibility. The village itself provides a good selection of local shops, pubs, restaurants, a doctors' surgery, primary school, golf course, and a railway station with direct services to London. Stansted Park and Chichester Harbour are also close by, with the popular harbour town of Emsworth just a short drive away.



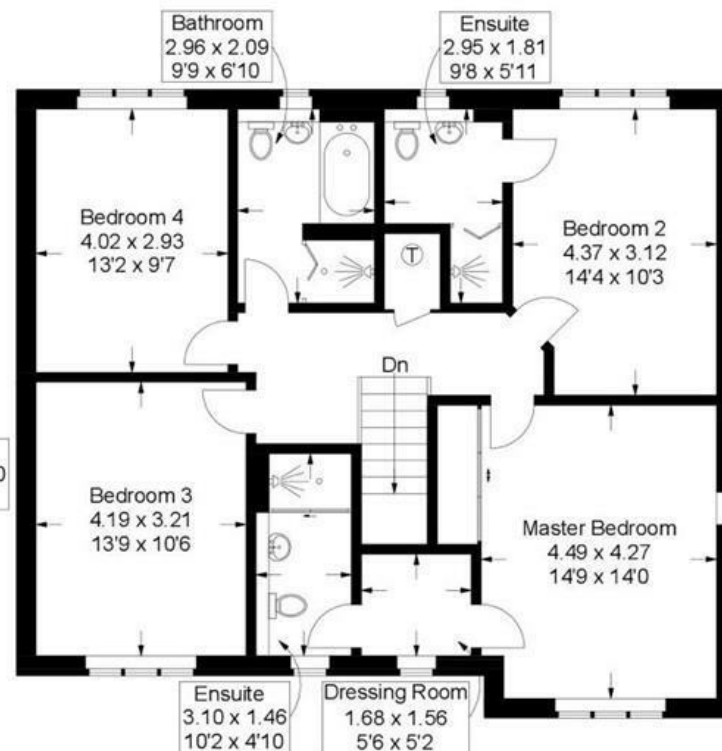
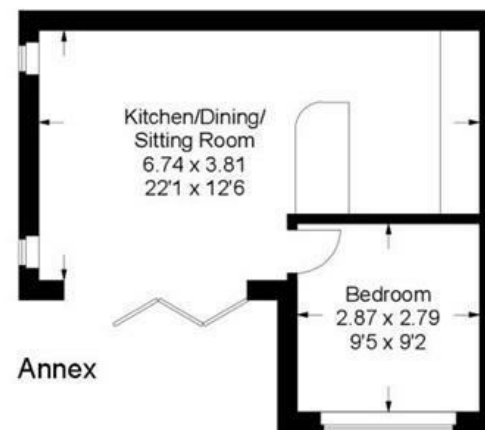
- FOUR DOUBLE BEDROOMS
- DETACHED FAMILY HOME
- OVER 2,050 SQ FT
- SELF-CONTAINED ANNEXE
- WEST-FACING REAR GARDEN
- TWO ENSUITE BEDROOMS
- DRIVEWAY & GARAGE
- LANDSCAPED REAR GARDEN
- VILLAGE EDGE LOCATION
- SEPARATE UTILITY ROOM

Woodlands Avenue, Rowlands Castle

Approximate Gross Internal Area = 191.1 sq m / 2057 sq ft

Annex = 31.7 sq m / 341 sq ft

Total = 202.8 sq m / 2398 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.