



Rowlands Castle, Hampshire

Offers Over £550,000 Freehold

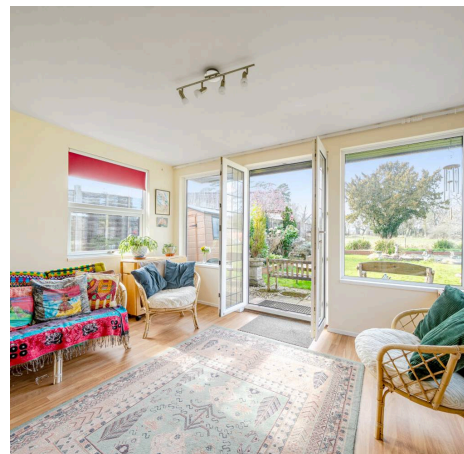


46 Durrants Road

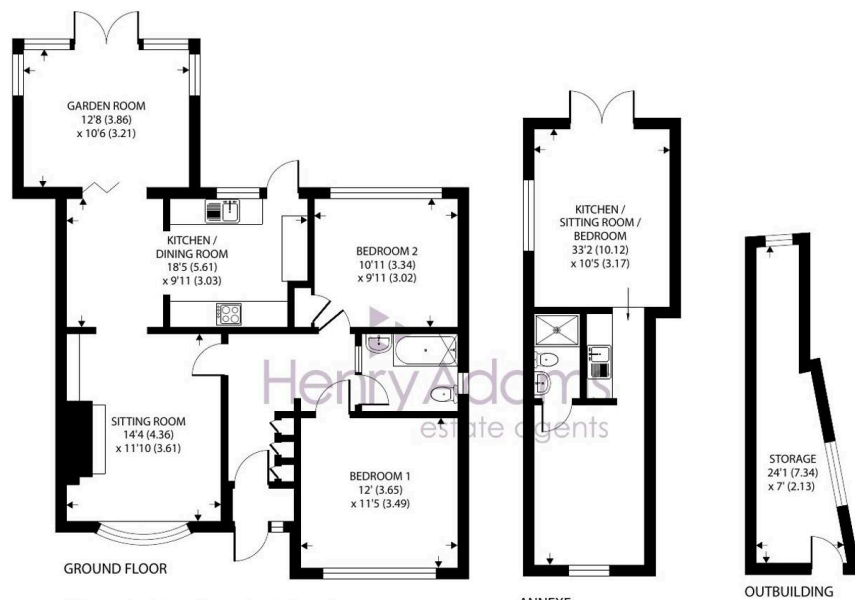
Rowlands Castle

Light & Spacious Two/ Three Bedroom Detached Bungalow With One Bedroom Detached Annexe boasts a wealth of features across its generous living spaces. Upon entering, you are greeted by a spacious entrance hall leading to a sitting room with a feature fireplace, creating a cosy atmosphere for relaxation. The property offers a neatly fitted kitchen, ideal for culinary enthusiasts. The sunroom, which doubles as a third bedroom, floods with natural light, offering a serene space to unwind or to accommodate guests. The bungalow presents huge potential for extension subject to planning, catering to those seeking to customise their living space to fit their unique requirements.

Moving outside, the property offers an idyllic private garden that is a true sanctuary, boasting direct views across Staunton Country Park. This outdoor space is a perfect fusion of tranquillity and functionality, with a seating area for al-fresco dining and a workshop for additional storage needs. The driveway provides ample off-road parking, ensuring convenience for residents and visitors alike.



- Light & Spacious Two/ Three Bedroom Detached Bungalow With One Bedroom Detached Annexe
- Huge Potential To Extended STP if Required
- Spacious Entrance Hall
- Feature Fireplace To Sitting Room
- Fitted Kitchen
- Driveway Providing Ample Parking



46 Durrants Road, Rowlands Castle

Approximate Area = 924 sq ft / 85.8 sq m

Annexe = 307 sq ft / 28.5 sq m

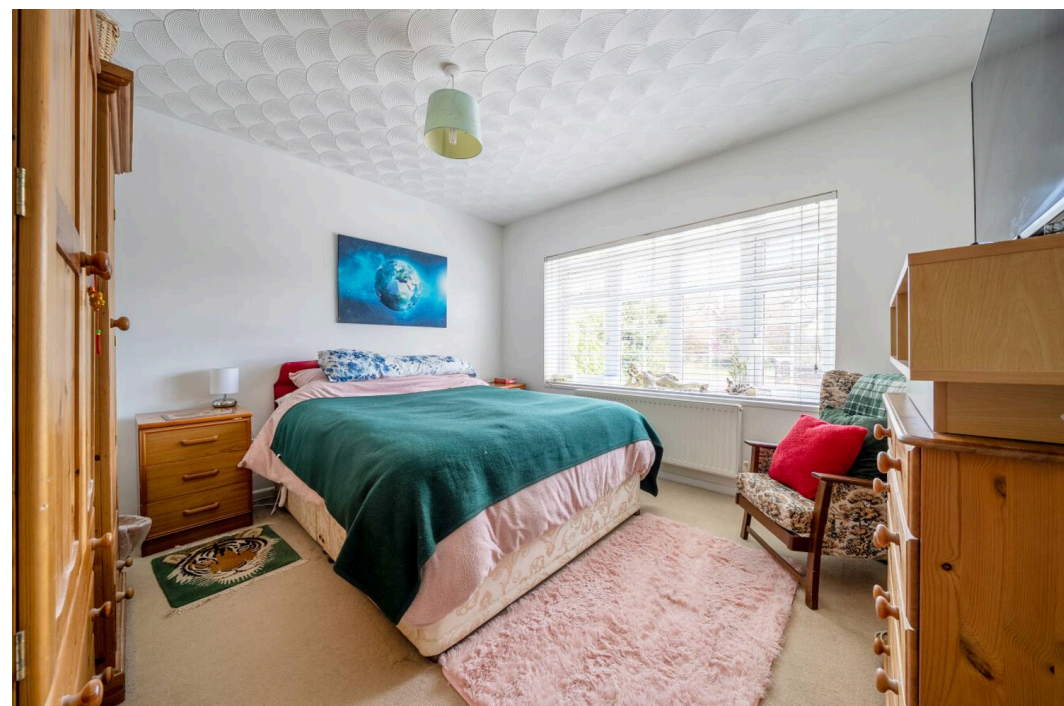
Storage = 114 sq ft / 10.5 sq m

Total = 1345 sq ft / 125 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Henry Adams. REF: 1265102





Council Tax band: C

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Location

The village of Rowlands Castle lies on the edge 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 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.

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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.