



7 Durrants Road, Rowland's Castle

Offers Over £400,000 Freehold



7 Durrants Road

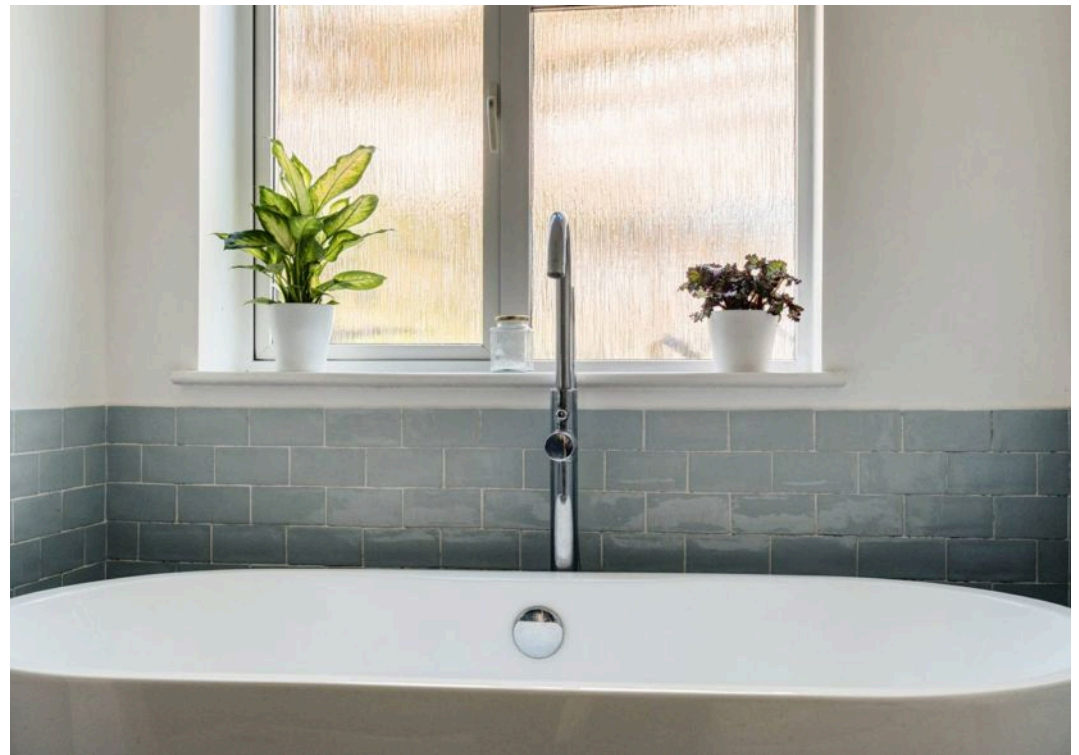
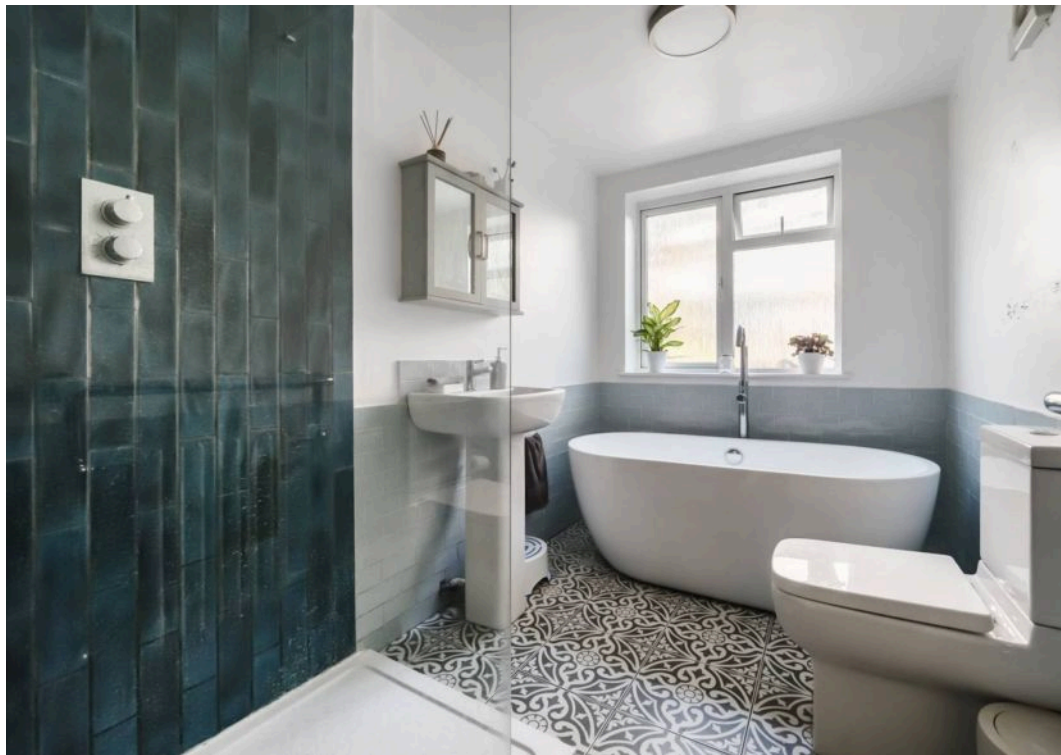
Rowland's Castle

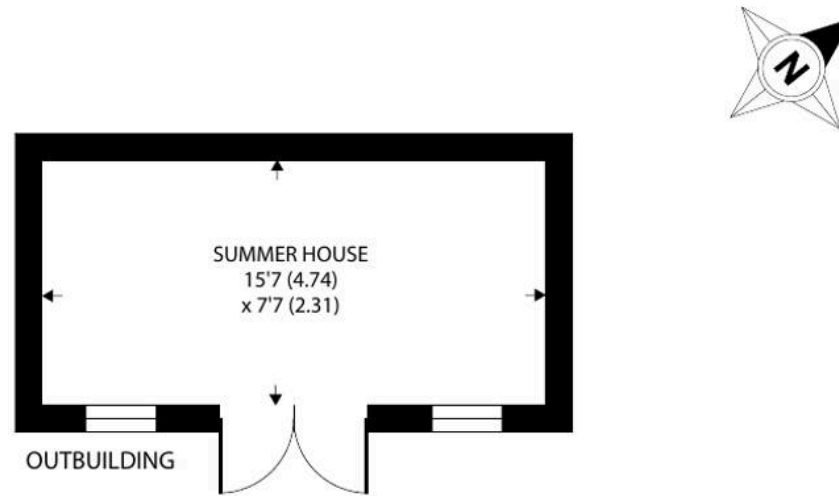
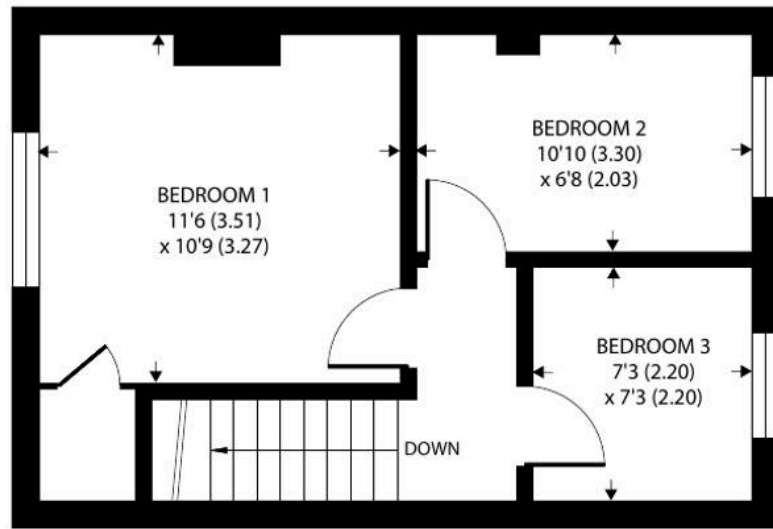
- Light & Spacious Three Bedroom Character Cottage
- Beautifully Presented With Original features
- Open Plan Sitting / Dining Area With Feature Fireplace
- Stylish Fitted Kitchen & Boot Room
- Modern Bathroom
- Three Bedrooms With Fitted Storage To Bedroom One
- Stunning Private Extensive Garden With Seating , Firepit & Hot tub Area
- Summer House / Home Office / Workshop & Shed
- Parking For Multiple Vehicles

Welcome to this charming and characterful three-bedroom cottage that exudes traditional charm while offering modern comforts for contemporary living. This light and spacious home is beautifully presented, showcasing original features that add a touch of character and warmth. Upon entering, you are greeted by the open-plan sitting and dining area, featuring a striking feature fireplace that serves as the focal point of the room. This inviting space offers ample room for relaxation and entertaining, creating a seamless flow between the living and dining areas.

The stylish fitted kitchen boasts modern appliances and ample storage space. Adjacent to the kitchen is a convenient boot room, providing additional storage and a practical space for outdoor essentials. The property boasts a modern bathroom. Three well-proportioned bedrooms provide comfortable accommodation, with bedroom one benefiting from fitted storage solutions.







Approximate Area = 900 sq ft / 83.6 sq m

Outbuilding = 118 sq ft / 10.9 sq m

Total = 1018 sq ft / 94.5 sq m

For identification only - Not to scale



7 Durrants Road

Rowland's Castle

Outside

Step outside to discover the stunning private garden, a true oasis for nature lovers and outdoor enthusiasts. The extensive garden features different seating areas that cater to various outdoor activities, perfect for al fresco dining, relaxing with a book, or hosting gatherings with loved ones. A summer house / Outdoor office / Workshop and shed offer additional storage and possibilities for hobbies or gardening projects.

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.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Henry Adams - Emsworth

Henry Adams LLP, 15 North Street, Emsworth - PO10 7BY

01243 377773

emsworth@henryadams.co.uk

www.henryadams.co.uk/

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.