



46 Deerleap Lane, Rowland's Castle

Guide Price £385,000 Freehold

 Henry Adams
estate agents

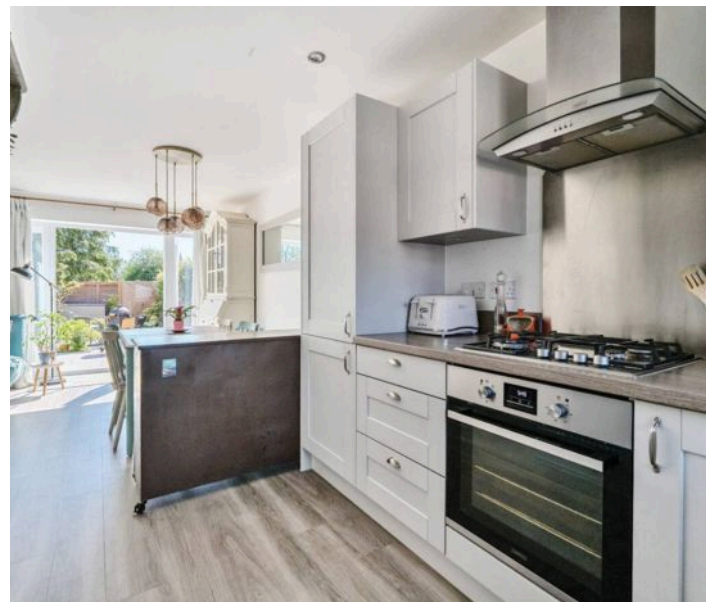
46 Deerleap Lane

Rowland's Castle, Rowland's Castle

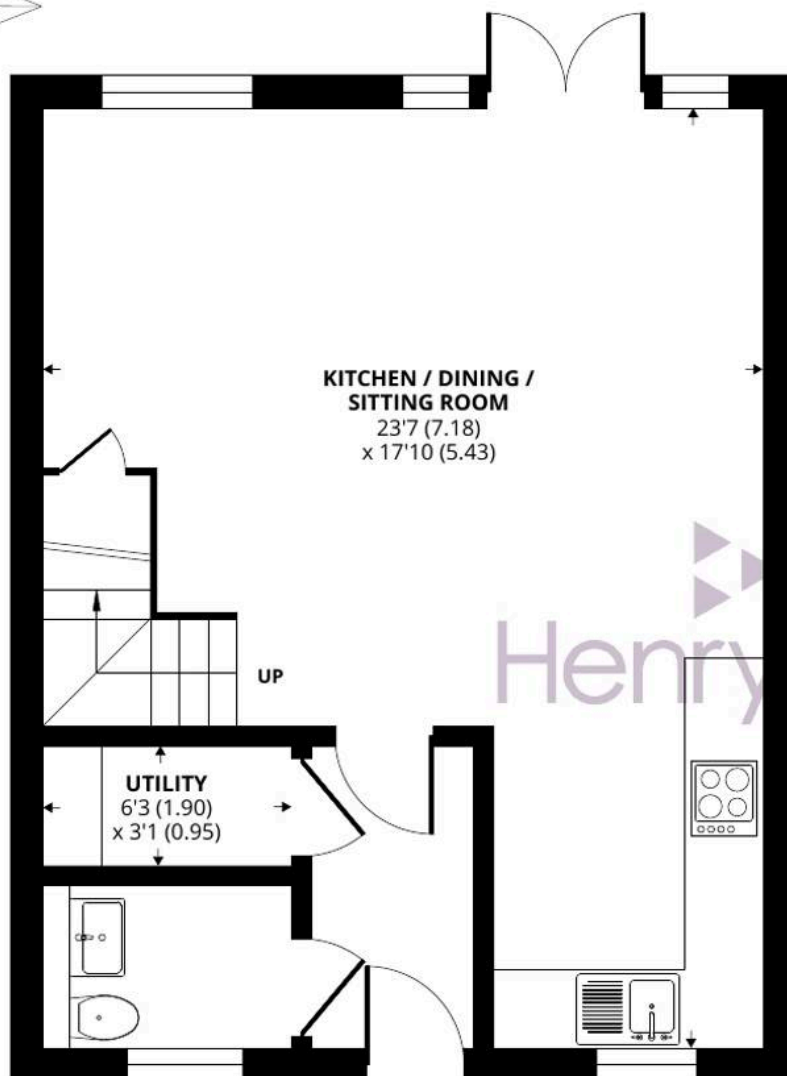
- Beautifully Presented Two Bedroom Semi-Detached House
- Located In A Private Gated Development
- Premier Guarantee Still Remaining
- Light & Spacious Entrance Hall & Cloakroom
- Utility Cupboard
- Stylish Fitted Open Plan Kitchen
- Charming Sitting Room With French Doors To Garden
- Two Double Bedrooms Both With Modern En-Suites
- Dressing Area With Fitted Wardrobes To Bedroom One
- Private Landscaped Garden With Patio Area
- Driveway providing Off Road Parking
- Stunning Woodland & Surroundings Walking Distance To Village Green

Nestled within a private gated development, this beautifully presented two-bedroom semi-detached house offers a unique opportunity to reside in a tranquil and exclusive setting. Upon entering, one is greeted by a light and spacious entrance hall leading to a convenient cloakroom and a well-appointed utility cupboard. The stylish fitted open plan kitchen is sure to delight the culinary enthusiast, boasting modern amenities and ample storage space. The adjacent charming sitting room features French doors that open up to the private landscaped garden, flooding the space with natural light.

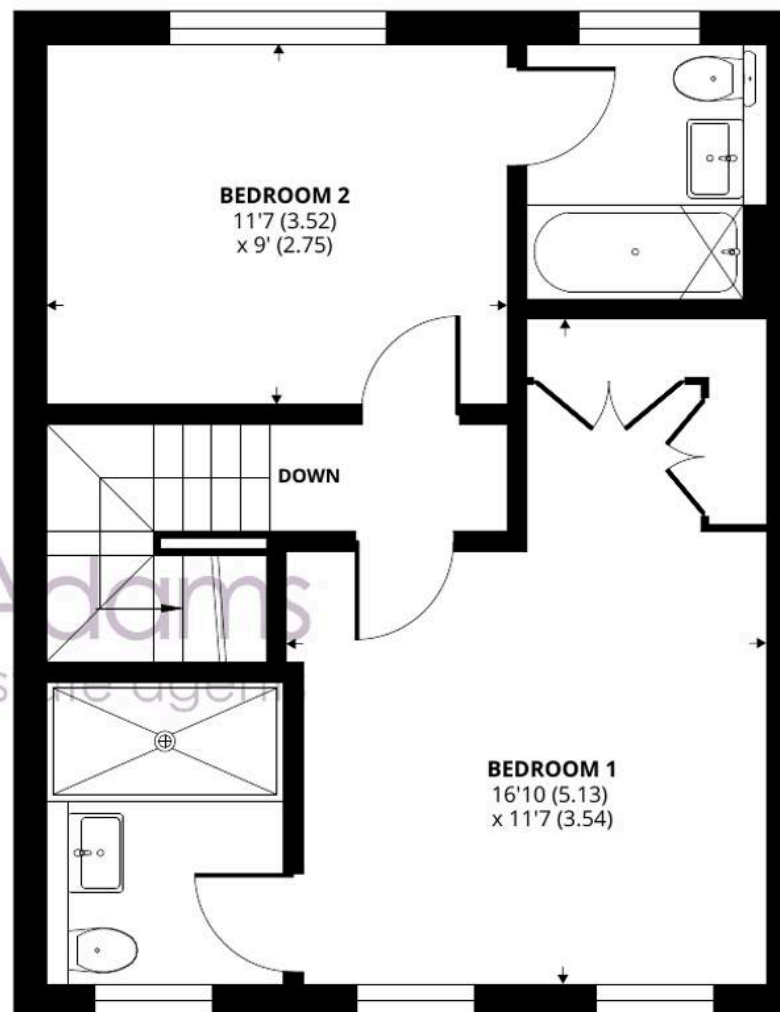
The property further accommodates two generously sized double bedrooms, each complemented by modern en-suites for added convenience. Bedroom one also features a dressing area with fitted wardrobes, offering plenty of storage solutions without sacrificing on style or space.







GROUND FLOOR



FIRST FLOOR

46 Deerleap Lane, Rowlands Castle, PO9 6FD

Approximate Area = 850 sq ft / 78.9 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). © nichecom 2025.
Produced for Henry Adams. REF: 1318882

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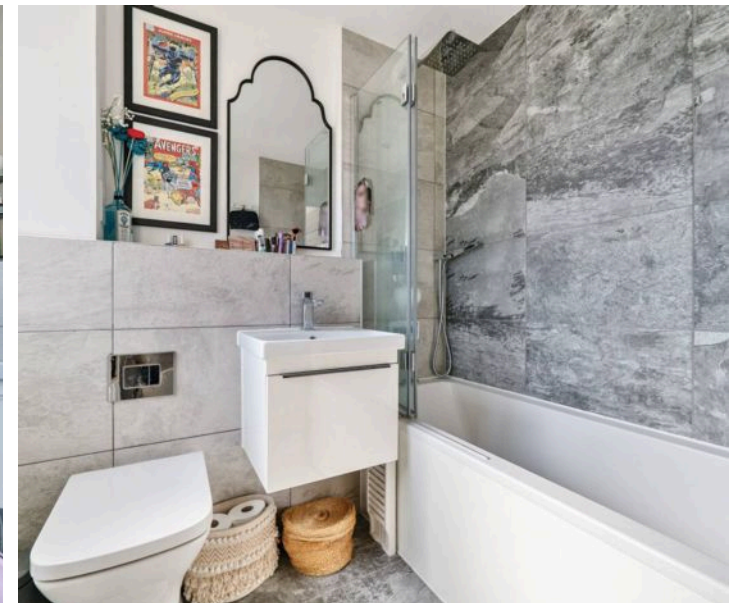
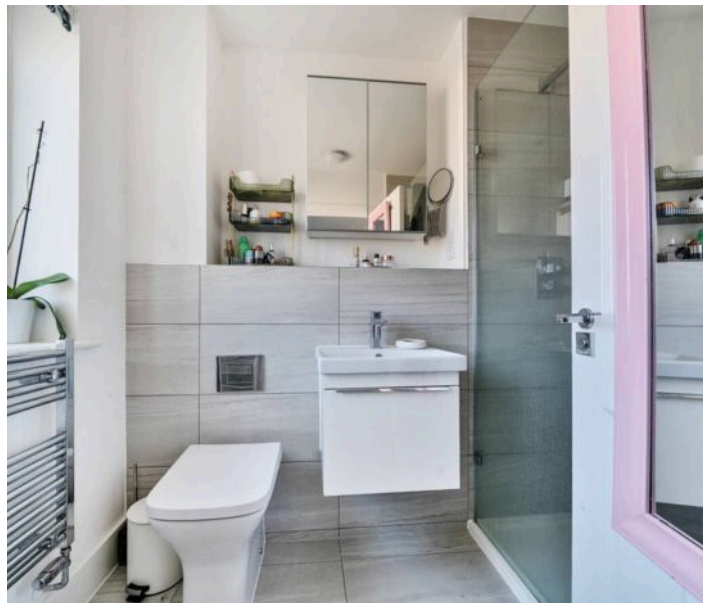
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Outdoor enthusiasts will appreciate the private landscaped garden, complete with a patio area ideal for al fresco dining and entertaining guests. A driveway provides off-road parking, ensuring there is ample space for vehicles.

Situated within walking distance to the village green, residents can enjoy the stunning woodland surroundings and all the amenities the local area has to offer. Whether taking a leisurely stroll through the picturesque surroundings or exploring the vibrant village community, there is something for everyone to enjoy. Rowlands Castle is a much-requested village sat on the western side of the Hampshire/West Sussex border and on the fringe of the South Downs National Park. There are plenty of opportunities for rural pursuits nearby with a golf course, tennis club and the Stansted Estate all within a kilometre of the house. The village train station is a short walk away and offers mainline services from Waterloo to Portsmouth Harbour and sits in an elevated position just to the north of the local village shops which include a convenience store, hardware shop, a pharmacy and several pubs. Within a few miles of the property access to London is available via the A3(M). Portsmouth, Southampton and Brighton can be accessed via the A27 and M27, which is approximately 5 miles away.

Council Tax band: D

EPC Energy Efficiency Rating: B





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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.