





Offers in excess of £875,000

# 2a Uplands Road

Rowlands Castle, PO9 6BU

- FOUR BEDROOMS
- EN-SUITE & DRESSING ROOM TO MASTER
- 1/3 OF AN ACRE PLOT
- LARGE DRIVEWAY
- NO ONWARD CHAIN
- DETACHED CHALET STYLE HOME
- MODERN THROUGHOUT
- SHORT WALK TO TRAIN STATION
- UTILITY ROOM

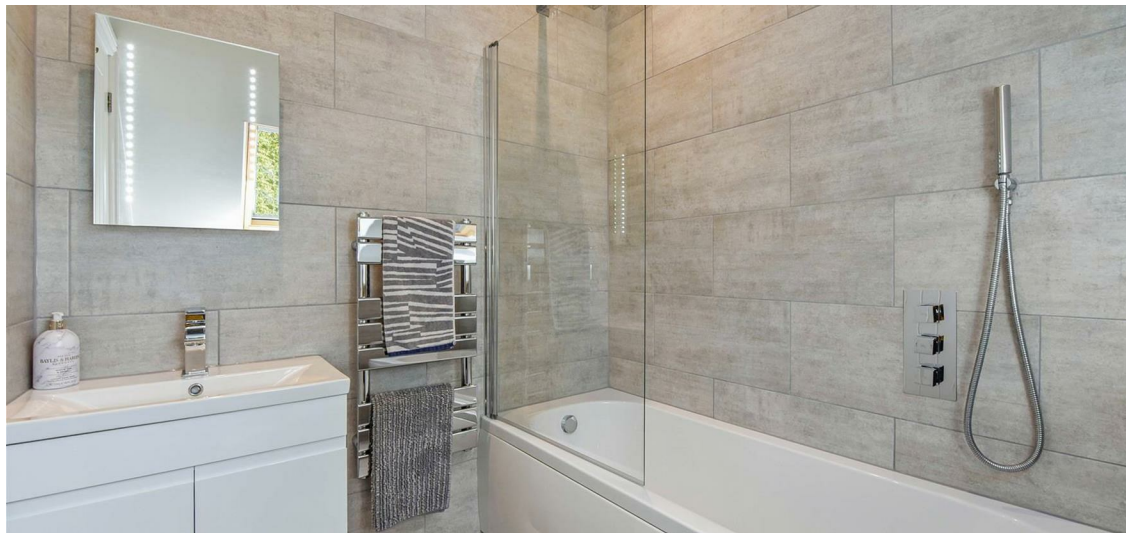
I am delighted to present this beautifully presented four-bedroom detached chalet style home which is located in Rowlands Castle. Sitting on a plot of approx 1/3 of an acre within a short walk to the train station and village centre. This versatile home really must be seen to be appreciated.



As you pull into the large gravel driveway which provides ample off-road parking you are immediately struck by the kerb appeal this detached home boasts. This property has been lovingly modernised and extended by the current owners and offers versatile accommodation that will suit many family's needs.

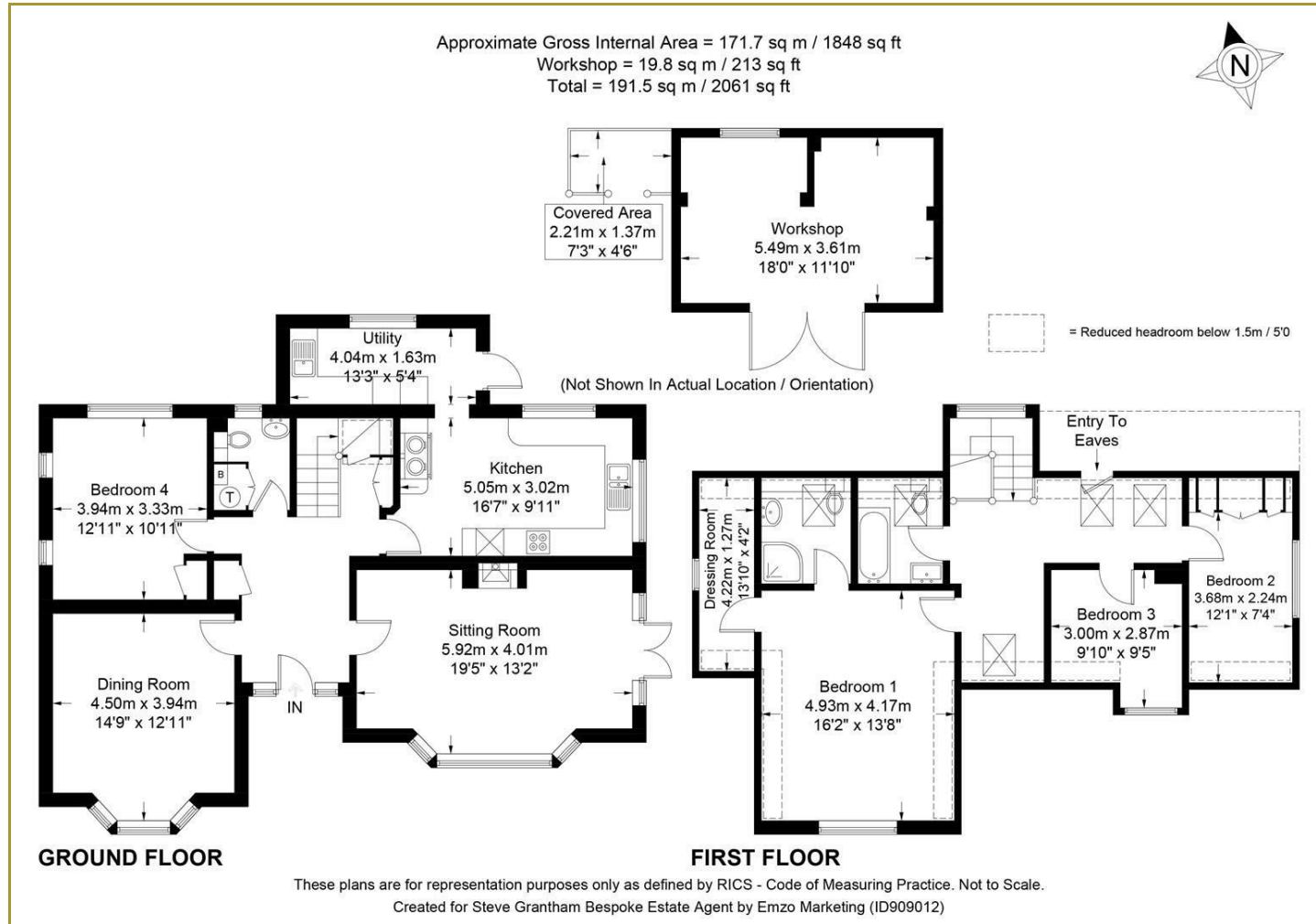
The Oak framed entrance porch opens into a large welcoming hallway, with doors providing access to all principal rooms and stairs leading to the first floor. The main reception room offers dual aspect windows with French doors accessing the gardens, there is a central feature fireplace which houses a wood burning stove. The dining room has a bay window which enjoys views over the front gardens. To the rear sits a double sized bedroom with a fitted cupboard. The kitchen is a fantastic sized space, with dual aspect windows and a modern fitted kitchen complimented with an AGA. The utility room sits at the rear and offers access to the garden and has a range of wall and base units. A cloakroom completes the ground floor. To the first floor is a large landing with ample space for a study area, Velux style windows allow light to flow into this space. To the first floor there are three bedrooms, the master is a fantastic sized room with the added bonus of a large walk-in dressing area and an en-suite shower room. The two further bedrooms are well proportioned rooms, the family bathroom is fitted with a modern bathroom. To the rear is a good-sized garden, there is a large patio area which is ideal for entertaining and alfresco dining. There is a covered BBQ area and a large workshop with power and light. The garden is mostly laid to lawn and surrounded by mature shrub borders. To the front is a large gravel driveway which has scope for a car barn (subject to planning permission). I would highly recommend an internal inspection to fully appreciate this homes quality and finish.







## Floor Plans

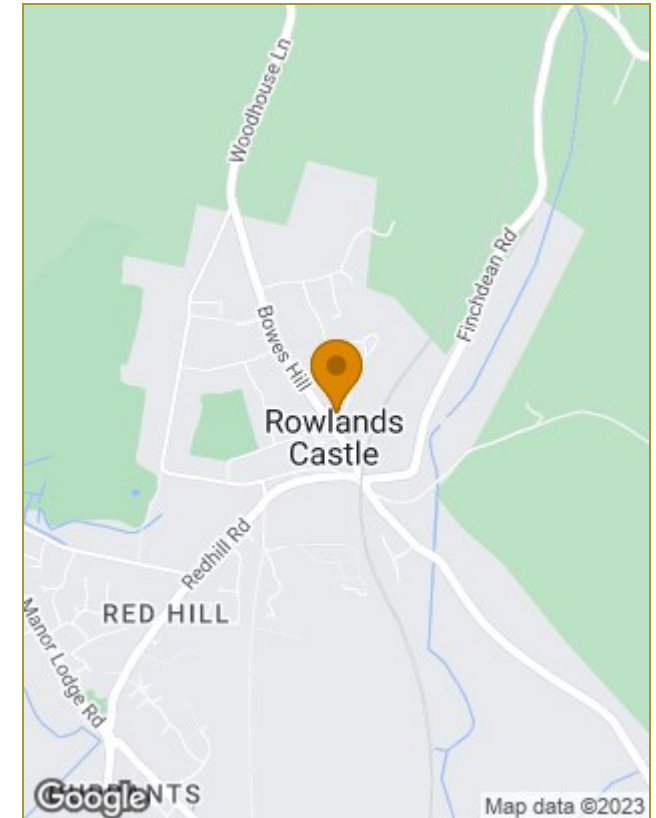


## Viewing

Please contact our Steve Grantham Bespoke Office on 02393 090015 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

