



Mallard Road, Rowland's Castle, PO9

Guide Price: £600,000 Freehold

On a popular residential road, a detached house with a west facing garden, double garage and parking.

Master bedroom with en suite shower room, three further bedrooms, family bathroom, sitting room, snug, kitchen/breakfast room, hall, downstairs cloakroom with WC, utility room, double garage, parking and garden.

EPC Rating: "D" (60).

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DESCRIPTION

The property is a detached family house with brick elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the double aspect sitting room with feature fireplace, sliding doors to the rear garden and double doors to the snug which was once the dining room. The kitchen has matching floor and wall mounted units and there's enough room for a breakfast table and separate utility room. From the hall, stairs rise to the first floor landing, off which are four bedrooms and a family bathroom. The master bedroom has its own en suite shower room and built in wardrobes. Outside, the house is approached by a drive with ample parking leading to a double garage, attached to a neighbouring garage. The main garden is to the rear and can be accessed either through the house or by a side gate. Predominantly laid to lawn with a variety of mature borders and being west facing, the rear garden is an ideal spot to unwind during the long summer afternoons.



LOCATION

The property is situated towards the fringes of the popular village of Rowland's Castle. Rowland's Castle is largely a quiet residential village, with four pubs, a few small shops including a hardware store, a local convenience store, a doctors surgery, primary school and it even has its own train station providing a direct access to London Waterloo to the north. Further amenities can be found in Havant to the south and Petersfield to the north. The house lies just beyond the fringes of The South Downs National Park, renowned for its unspoilt rolling countryside and outdoor pursuits.

Services: Mains gas, electricity, water and drainage.

Ref: AB/200187/1

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DIRECTIONS

From Petersfield, proceed south along the A3 towards Portsmouth. After approximately 6 miles, take the turning signed to Rowland's Castle and Emsworth. At the top of the slip road, take the first exit and then at the next roundabout, take the third exit, continuing to follow signs to Rowland's Castle and Emsworth. After approximately 1.5 mile, Mallard Road is on your left. Follow the round around to the right where the property is set back on your right.

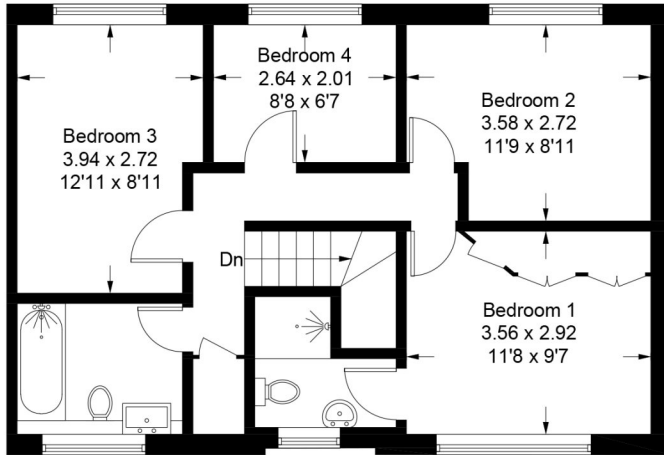


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Approximate Gross Internal Area = 122.5 sq m / 1318 sq ft

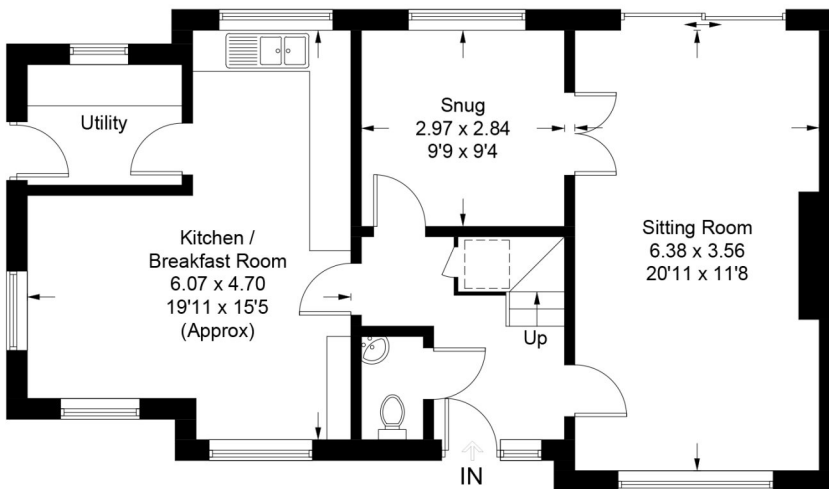
Double Garage = 26.8 sq m / 288 sq ft

Total = 149.3 sq m / 1606 sq ft

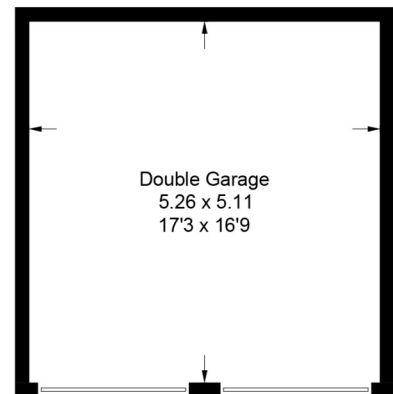


First Floor

 = Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual Location / Orientation)

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2021.

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