

Deerleap

Rowlands Castle • Hampshire

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Rowlands Castle • Hampshire • PO9 6BW

Mileages

Chichester 11 miles • Petersfield 9.7 miles
South Coast 4.2 miles • Goodwood 10 miles
Winchester 23 miles

Central London via A3 67 miles
Southampton International Airport 23 miles

London Waterloo 87 minutes from Rowlands Castle station

A beautifully proportioned 18th century country house of great character and history with mews cottage, office suite, extensive garaging and outbuildings.

Reception Hall • Galleried Hall • 5 Reception Rooms • Kitchen/Breakfast Room
Utility Room • Boot Room • 2 Cloakrooms • Wine cellar

Master bedroom suite • 7 Further bedrooms (3 ensuite) • Two family bathrooms

2 Bedroom Staff Annexe with kitchen

Office suite including Reception Area • Office • Store • Cloakroom

Mews Cottage:

Sitting Room • Kitchen • 2 Bedrooms • 2 Shower Rooms (1 ensuite)

4-Bay Garage • Stabling • Greenhouse • Heated Swimming Pool with changing facilities

Partially walled gardens & grounds of approximately 5 acres







HISTORY

The gardens and grounds of Deerleap include the original "Rowland's Castle" built in 1104 which consisted of a single mound or motte surrounded by an earthen rampart still visible today. This "castle" would have served as a forest guard house or toll house to oversee the rights of the local nobility at the Manor in the Forest of Beere. Landowners often imposed

taxes on the merchants when entering their estates and this route took large quantities of salt, fish and wood inland, so would have been highly profitable.

This and three other similar structures in the area were built either immediately after the Conquest by Roger Montgomery or after his death by his son, Robert de Belesme.

There is evidence that the castle's tower and battlements were

in good repair in the 12th century and Henry II is said to have spent several days here. After Magna Carta in 1215 however, the nobility's levies were abolished and so the castle may have gradually declined in importance but it is thought that the building remained in fairly regular use until around the 14th century.

The castle falls within the grounds of Deerleap and is designated a scheduled ancient monument.







THE PROPERTY

Deerleap dates from the early 18th century and was added to in the 1740's and later at the turn of the 18th century. This impressive brick & flint village house is now predominantly Victorian in character and the beautifully proportioned interior extends to over 11,000 sqft including the mews cottage, office complex and garaging.

A welcoming reception hall with period fireplace opens on to a lofty galleried hall with decorative pilasters and elegant staircase rising to a galleried landing on three sides. South-facing windows flood this area with natural light and there is access on to the gardens and grounds. Double doors open on to a south and west-facing drawing room with high ceilings decorated with plaster mouldings and a west-facing full length window bay. The reception hall also opens on to a 20' long music room and is fitted with floor to ceiling bookcases either side of an impressive fireplace. To the east of the galleried hall is an elegant sitting room with high corniced ceilings and south-facing bay with access to the terrace and heated swimming pool which creates the focus for summer entertaining. A cosy beamed family room provides an ideal area for relaxation in contrast to the more formal elegance of the Victorian reception rooms and has a large open fireplace with raised stone hearth and exposed brick chimney breast with bressumer beam mantel. A hatch in the floor provides access to the spacious cellars. The family room opens on to a 16' long dining room.

The partially vaulted kitchen/breakfast room has great character with stone-flagged floors and double doors opening on to the terrace and pool area. Beyond the kitchen, a boot room provides useful storage for shoes, coats and outside kit. This in turn leads through to an atrium-lit, stone-flagged garden hall accessing the courtyard, cloakroom, laundry room and office suite.





Annexe



Annexe



The bedroom accommodation is arranged over two floors. Similar to the ground floor, there is a pleasing contrast between the formal Victorian architecture and a more relaxed style of bedroom with vaulted ceiling, exposed brickwork and beams. The principal bedrooms all enjoy lovely views over the grounds.

The second floor is accessed via an internal staircase which can be separated off from the main house and has its own external entrance.

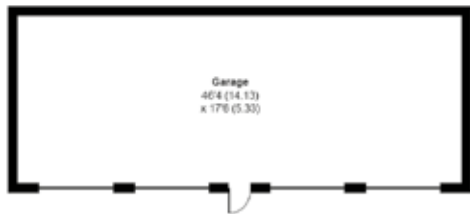
This self-contained apartment can therefore be incorporated into the main house as guest accommodation or remain private for staff.

It provides two further bedrooms, a large sitting room, kitchen and bathroom.

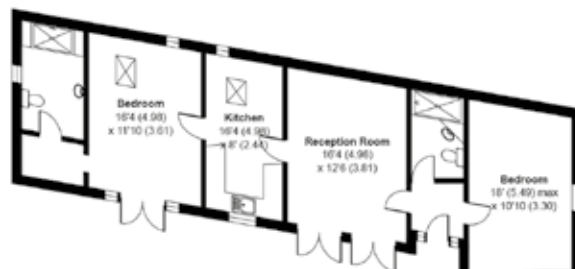




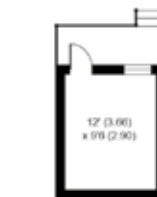
Approximate gross internal floor area
 11,033 sq ft 1,024.9 sq metres
 (Excludes Outbuildings & includes garage, annexe)



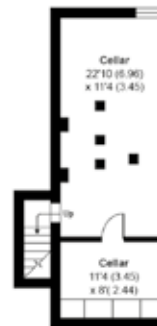
Outbuilding 2



Annexe



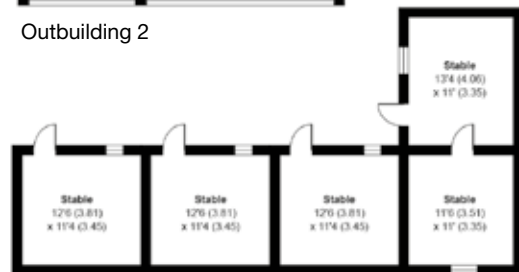
Outbuilding 3



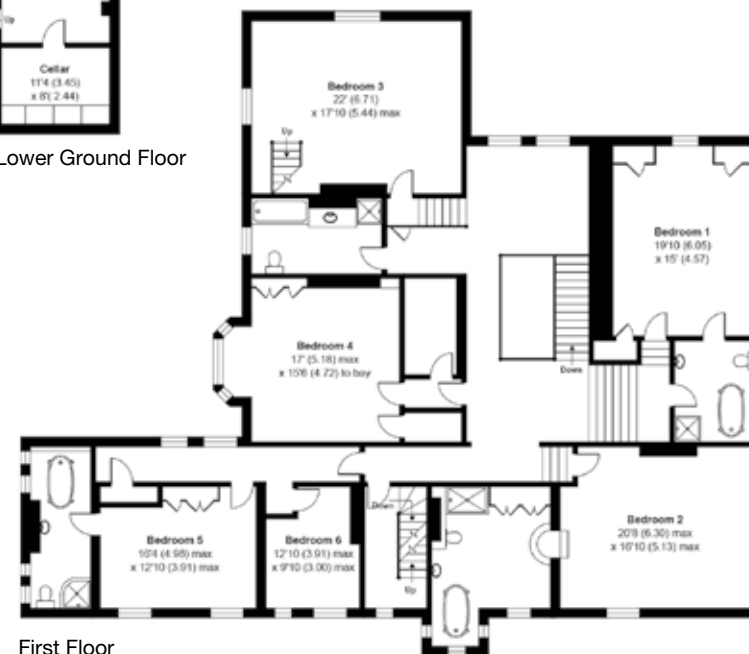
Lower Ground Floor



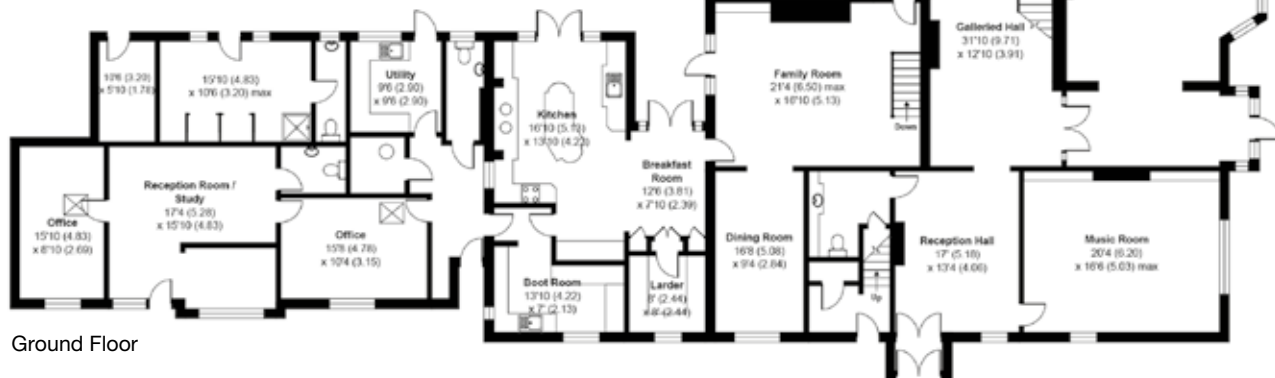
Second Floor



Outbuilding 1



First Floor



Ground Floor

Main House



Annexe



Main House



Annexe







GARDENS AND GROUNDS

Deerleap has a discreet entrance from the Village Green through remote controlled double gates, set into the 10' brick and flint walls which enclose the northern boundary of the Green. A gravelled drive leads to the northern facade of the house with ample parking and access both to the 4-bay garage and to the walled mews between the office suite and guest cottage. The latter provides completely self-contained accommodation away from the main house. The office suite is ideal for those looking to run their business from home and comes complete with a reception area, two offices including one suitable for board-room use and cloakroom.

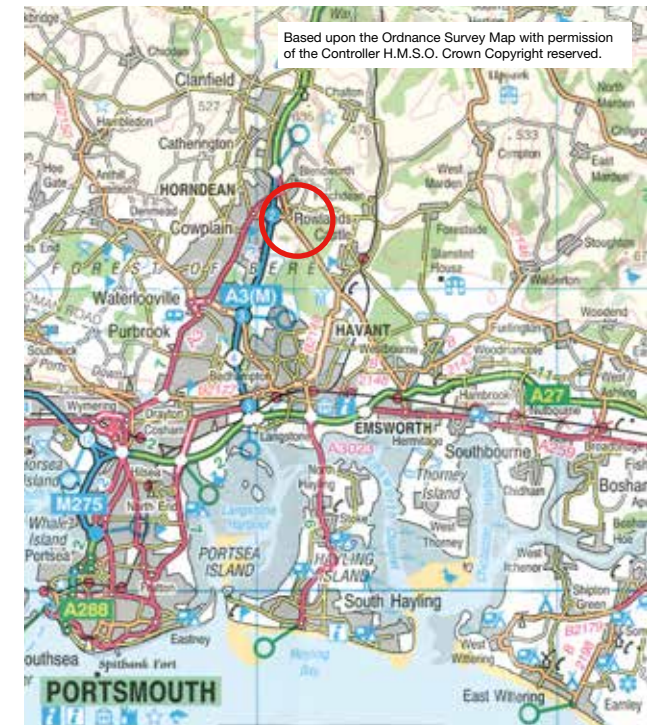
The surrounding gardens and grounds extend to 5 acres and completely surround the property with extensive lawns and many beautiful mature trees. To the sheltered southern side of the house lie terraces and outside entertaining areas, the focal point of which is a large heated swimming pool with concealed power operated cover and steps flanked by shallow bathing areas. This whole area has been landscaped with raised herbaceous borders, young

trees and neatly clipped hedging. A gravelled walkway leads to the various outbuildings and a 30' long greenhouse with a 90 year old grape vine and nursery beds. To the south-west of the grounds lawns rise to a lightly wooded area where the ancient motte and bailey can be found.

SITUATION

Rowlands Castle is a picturesque village with a central village green and conservation area located on the edge of the South Downs National Park some 3 miles from Havant. There is a good selection of local shops for everyday needs and a golf course.

The surrounding area offers an extensive choice of recreational and sporting activities. Miles of footpaths, cycle tracks and bridleways pass through some of the most beautiful countryside in the south. The beaches along the south coast and in particular the award winning coastline around The Witterings provide many opportunities for swimming, wind surfing, kite surfing and sailing. Emsworth has a number of sailing clubs with tidal moorings at the head of Chichester Harbour.





SERVICES

All mains services are connected to the property.

FIXTURES & FITTINGS

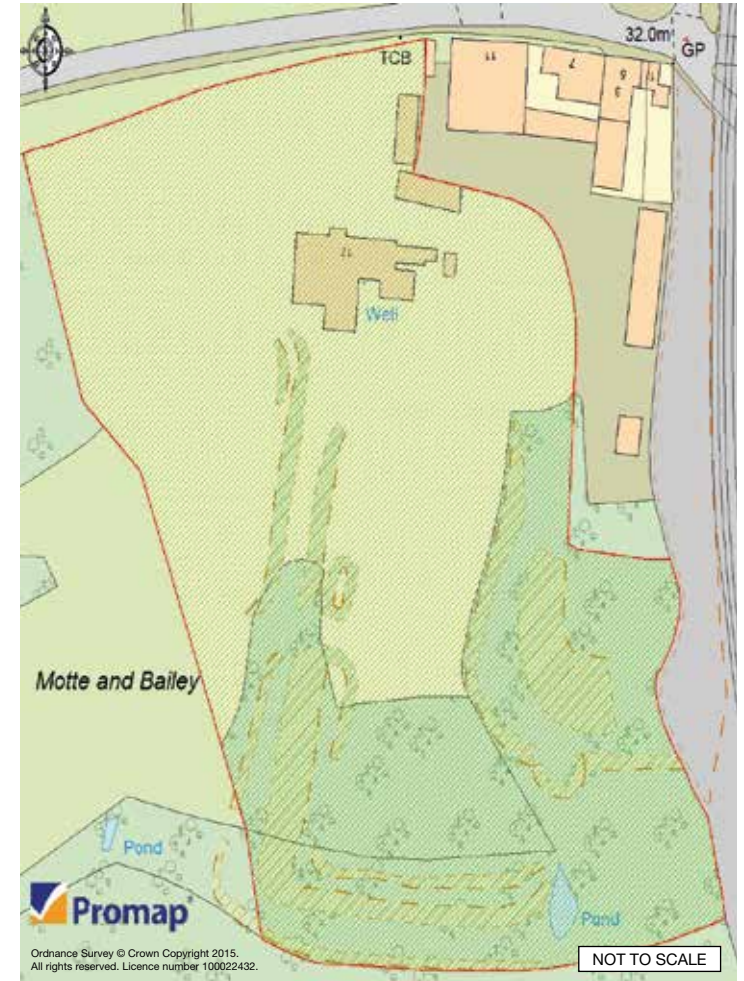
Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

LOCAL AUTHORITY

Hampshire County Council, The Castle, Winchester,
Hampshire SO23 8UJ Tel: 01962 841841

East Hampshire District Council, Penns Place, Petersfield,
GU31 4EX Tel: 01730 266551

Council Tax Band: H



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