

Grosvenor Place

Finchdean Road, Rowland's Castle,
Hampshire, PO9 6DA



IMPERIUM
HOMES



The perfect home for families,
commuters and country lovers.



Grosvenor Place

BEAUTIFULLY DESIGNED

Grosvenor Place is a development of carefully designed and beautifully built homes crafted for modern luxury and superior comfort.

Within easy reach of a picturesque village green, surrounded by acres of rich woodland and open fields, Grosvenor Place is an exclusive collection of just 4 superb four-bedroom homes in the idyllic Hampshire community of Rowland's Castle.

Each home fits perfectly into the surrounding countryside within this private development. Ample garden space, garage parking, and private road centres an oasis of calm.

Your friends and guests will feel welcome in the open kitchen and dining areas. Hosting parties or feeding the family is a pleasure thanks to kitchens designed for function and elegance.

Open floor plans, integrated Miele appliances, and plenty of storage create kitchens that work beautifully and feel like part of the living space.

Each home includes the latest in modern technology and convenience with features such as full home automation and underfloor heating for all-year round comfort. Enjoy strong connectivity with fibre broadband. The superior design, style and quality makes Grosvenor Place the ideal place to call home.



PREMIUM FEATURES

Entrances throughout the home are crafted from the highest-quality materials - oak for the interior doors and sturdy aluminium with toughened safety glass for the bi-fold doors at the rear of the house. Stylish uPVC flush casement windows provide energy efficiency whilst European oak handrails along the stairways bring a feeling of solid elegance throughout the home.

The underfloor heating system brings comfort to every room. The heating can be controlled from the simple Heatmiser NeoStat. You can configure it to include remote sensors for multiple rooms and control from your phone average temperature adjustments to keep larger spaces comfortable.

You will feel the luxury under your feet with Minoli porcelain floors in the entranceways, kitchens, dining room, family rooms, bathrooms and en suites. High-quality carpets have been fitted in all the living rooms, bedrooms and on the staircase and landing.



Mulberry House (Plot 1)

Internal area 1,858 sq ft (173 sq m)

Garden area 2,185 sq ft (202 sq m)

Garage internal area 361 sq ft (34 sq m)

EPC rating B

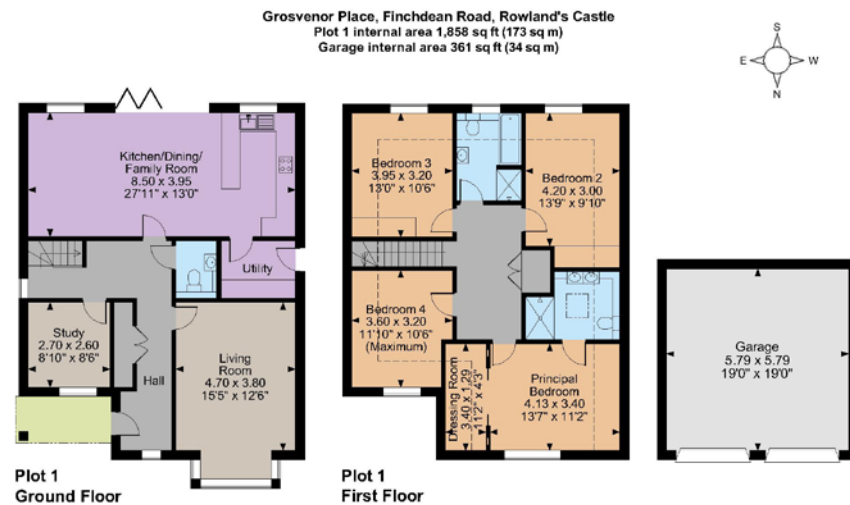
Freehold - Council Tax: Unallocated

Guide Price: £995,000

Mulberry House (plot 1) is a brand new detached home in the exclusive Grosvenor Place development sold with the benefit of a 10 year guarantee.

The delightful kitchen/breakfast room is a real feature of the house with a range of units, quartz worktop, breakfast bar, Miele appliances and bi-fold doors to the sandstone patio and garden.

The front aspect living room, study/playroom, utility and cloakroom complete the downstairs. The principal bedroom suite with walk-in dressing area and shower en suite are complemented by 3 further double bedrooms and a family bathroom.



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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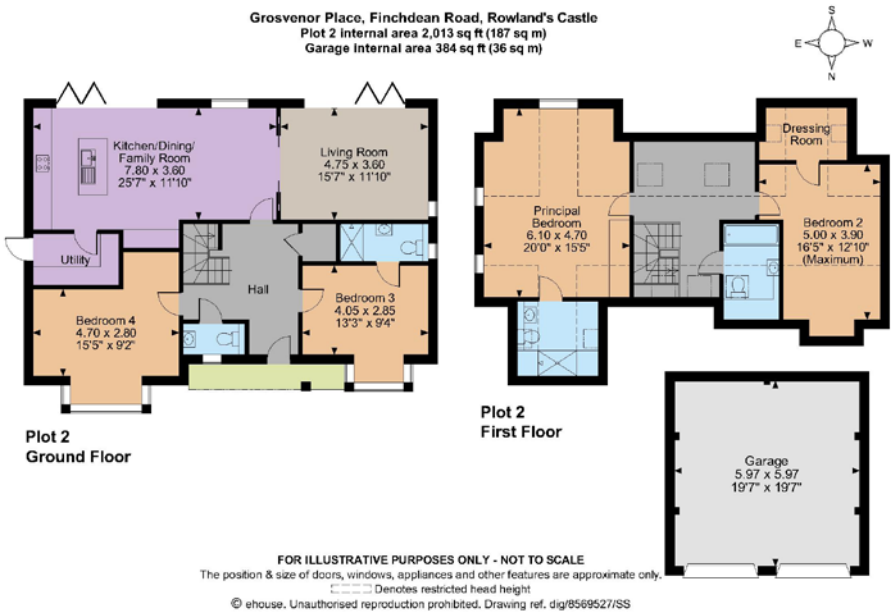
Chestnut House (Plot 2)

Internal area 2,013 sq ft (187 sq m)
 Garden area 4,843 sq ft (449 sq m)
 Garage internal area 384 sq ft (36 sq m)
 EPC rating B
 Freehold - Council Tax: Unallocated
 Guide Price: £1,050,000

Chestnut House (plot 2) is a stunning, newly built, detached home which has been finished to a superb standard and includes many contemporary features. The house offers generous accommodation with a light and spacious feel throughout and is sold with the benefit of a 10 year guarantee.

An impressive, contemporary kitchen/breakfast room with soft-close units, integrated Miele appliances, Samsung Family Hub WiFi Smart fridge/freezer, Quartz work surfaces, Quooker tap, breakfast bar and bi-fold doors open onto the sandstone patio and lawned garden. Double doors from the kitchen lead to a reception room. Two double bedrooms, one with en suite are on the ground floor, along with a WC and separate utility room.

On the first floor is the principal bedroom with en suite shower room and dressing area. The guest bedroom also benefits from a walk-in dressing room and is serviced by the family bathroom.



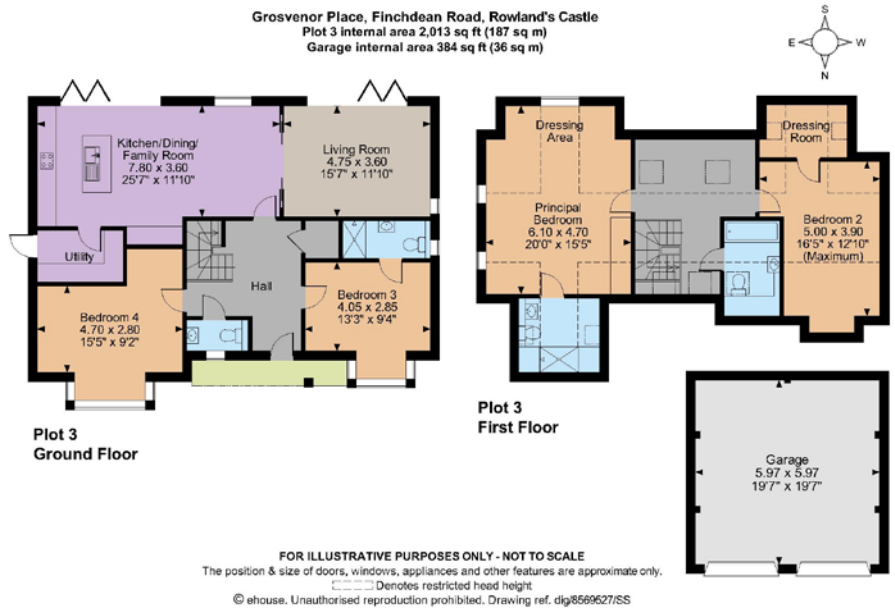
Magnolia House (Plot 3)

Internal area 2,013 sq ft (187 sq m)
 Garden area 4,897 sq ft (454 sq m)
 Garage internal area 384 sq ft (36 sq m)
 EPC rating B
 Freehold - Council Tax: Unallocated
 Guide Price: £1,050,000

Magnolia House (plot 3) is a remarkable newly constructed residence, showcasing exquisite craftsmanship and contemporary features. This detached home boasts spacious living areas filled with natural light and comes complete with a 10-year guarantee.

The heart of this home is its modern kitchen/breakfast room, featuring sleek soft-close cabinets, integrated Miele appliances, Samsung Family Hub Wifi Smart fridge/freezer, Quartz countertops, a Quooker tap, breakfast bar, and bi-fold doors that lead to a sandstone patio and a lawned garden. Adjoining the kitchen is a family room. The ground floor also comprises two double bedrooms, one with an en suite, a WC, and a separate utility room.

On the first floor, the principal bedroom boasts an en suite shower room and a dressing area. The guest bedroom offers the convenience of a walk-in dressing room and is served by a family bathroom.



The Conifers (Plot 4)

Internal area 2,081 sq ft (193 sq m)

Garden area 10,363 sq ft (963 sq m)

Garage internal area 393 sq ft (37 sq m)

EPC rating B

Freehold - Council Tax: Unallocated

Guide Price: £1,200,000

The Conifers (plot 4) is an outstanding modern single storey home which has been completely refurbished throughout, with over 10,000 sq ft of garden and sold with the benefit of a 10 year guarantee.

The delightful kitchen/breakfast room benefits from gorgeous soft-close units, integrated Miele appliances, Samsung Family Hub Wifi Smart fridge/freezer, Quartz work surfaces, Quooker tap, breakfast bar and bi-fold doors open onto the sandstone patio and generous lawned garden. The front aspect sitting room has an open fire and double doors lead to the kitchen. A snug, office/bedroom 5 and WC complete the living area.

The bedroom accommodation is particularly generous with a spacious principal bedroom with double doors to the garden and en suite bathroom with separate shower, 3 further bedrooms are serviced by a family bathroom.

The Conifers is approached via tarmacadam driveway with parking and turning for several cars and leads to the detached double garage with power and light.





Location

A delightful village green at the heart of the community... an assortment of quaint country cottages, many with roses round the door... a bustling hardware store that's been a local institution for over 40 years... an iconic chapel on a hill, surrounded by nothing but acres of open farmland. There's even an astonishingly accurate model railway, depicting the village during World War II as well as access to a mainline railway station in Roland's Castle.

All set within some of the loveliest countryside in the UK, with the south coast on your doorstep: life in Rowland's Castle offers the best of all worlds.

With its own school (one of many in the surrounding area serving children of all ages), a choice of thriving churches, a pharmacy, convenience store and veterinary surgery, the village boasts a surprising range of amenities for its size.

Outside

Within the gardens, patios have been laid with Indian sandstone to provide stylish and comfortable outdoor spaces. With utility in mind, a warm blended external tap is fitted alongside a standard cold tap for all your cleaning needs.

Directions

Leave Chichester on the B2146, signposted East Ashling and Funtington. After approx 7.7 miles, turn right onto Woodberry Lane. On reaching Rowland's Castle, take the last right before the rail bridge onto Finchdean Road. The property will be found after a short distance on the left-hand side.

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