



# Yewcroft

Forestsides, Rowlands Castle, West Sussex



BNP PARIBAS GROUP



## A beautifully appointed detached home with lovely views in a peaceful rural setting just outside Rowlands Castle village

A splendid chalet style property with beautifully presented flexible accommodation and delightful gardens, set in a sought-after position on the edge of the village of Rowlands Castle and surrounded by the South Downs National Park. The property is airy and flexible with modern design features, while outside the gardens extend to around 200ft and include a peaceful area of woodland.



**3 RECEPTION ROOMS**



**4/5 BEDROOMS**



**2 BATHROOMS**



**2 GARAGES**



**GARDEN**



**FREEHOLD**



**RURAL**



**2,563 SQ FT**



**GUIDE PRICE  
£1,150,000**



### The property

Yewcroft is a highly attractive detached chalet style home, with four bedrooms and three beautifully appointed reception rooms, set in a peaceful and highly desirable position on the edge of the South Downs, and moments from the local amenities of Rowlands Castle.

The ground floor has two reception rooms, including a study at the front of the house, which has a fireplace fitted with a log burner and two full-height bay windows welcoming plenty of natural light, making it a thoroughly pleasant space in which to work, or equally, suitable as a comfortable family room. Towards the rear, the orangery/dining room provides further space in which to relax, with its large ceiling lantern skylight, panoramic windows and French doors opening onto the rear gardens.

Adjoining the conservatory via double doors, the large social kitchen has bi-fold doors opening onto the gardens, and is fitted with shaker-style storage units to base and wall level, a central island with a breakfast bar and integrated appliances. The utility room offers further storage and space for home appliances.

There are three double bedrooms on the ground level, either of which could be used as additional reception rooms if required. Upstairs, the spacious landing area leads to the generous principal bedroom with its walk-in wardrobe and full-height arched window, welcoming plenty of natural light. The landing also leads to the beautifully presented sitting room at the front, which features a vaulted ceiling, an exposed brick chimney breast and dormer windows, providing splendid views across the surrounding countryside. The main bathroom is situated on the first floor, while the ground floor has a shower room, both of which have stylish suites with floor-to-ceiling tiling.





















## Outside

At the front of the property, the gravel driveway leads to a parking area for several vehicles, as well as to the integrated garage and a separate detached tandem garage, providing further parking and home storage space. The front gardens are southeast facing and feature an area of lawn, surrounded by established hedgerows and mature trees. At the rear, the patio provides space for al fresco dining, while the lawn beyond is dotted with trees, bordered by hedgerows and flowerbeds, as well as a number of established spring-flowering and fruit trees underplanted with soft fruit canes and bushes.

The area of peaceful woodland at the end of the plot adds to the sense of peace and privacy, and there is also an area of decking to the side of the house, accessed directly from the boot room.

## Location

The property is situated on the brow of a hill with far reaching views across the valley over the sea towards the Isle of Wight.

The rural hamlet of Forestside is on the north-west fringe of Stansted House, an Edwardian mansion set in

1800 acres of parkland, well known for its garden show, outdoor theatre and concerts, afternoon cream teas, garden centre and farm shop.

The pretty village of Rowlands Castle lies on the edge of the South Downs National Park. The village is well served by local amenities, including a village shop, a pharmacy, several pubs and a mainline station, which provides direct services to London Waterloo in 1 hour 28 minutes.

To the south is the harbourside market town of Emsworth with a range of individual shops and restaurants. For water sports enthusiasts the harbour waters of The Solent have a number of sailing clubs, including Chichester, Bosham and Itchenor. Rowlands Castle offers amenities including a village shop, medical surgery, public houses, and railway station. The cathedral city of Chichester is easily accessible to the east provides a good range of amenities including the renowned Festival Theatre, and Petersfield to the north also offers a good range of independent shopping and amenities, along with a Lido swimming pool.

There are many well regarded schools in the vicinity.



## Distances

- Rowlands Castle 1.8 miles
- Havant 4.5 miles
- Emsworth 5.9 miles
- Chichester 10 miles
- Portsmouth 12 miles

## Nearby Stations

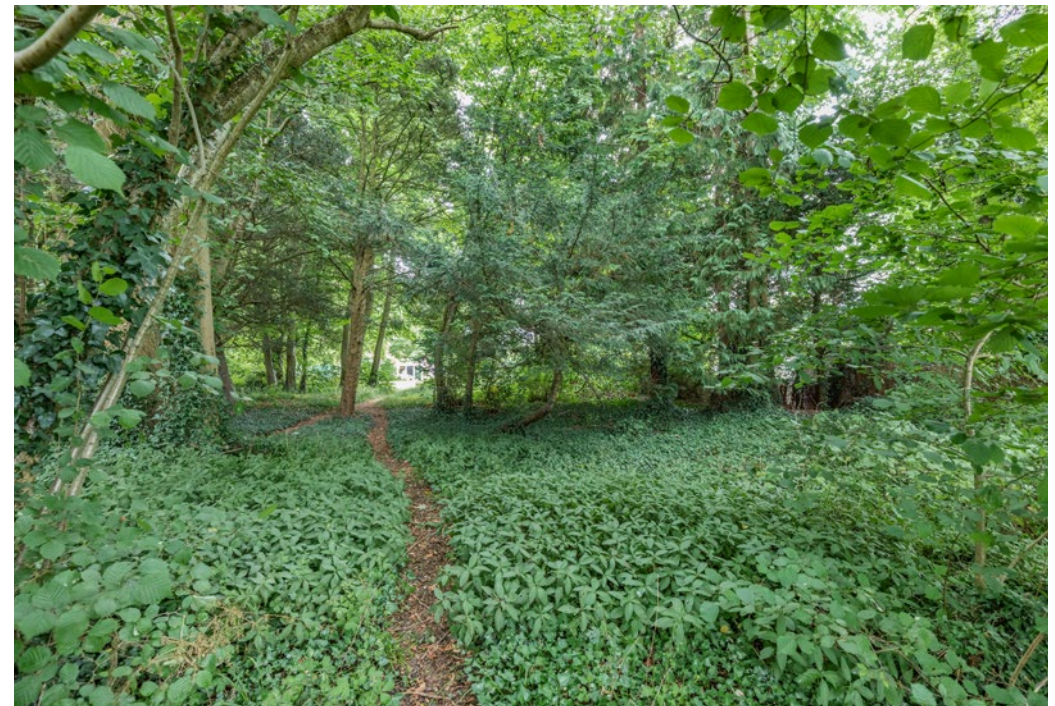
- Rowlands Castle
- Emsworth
- Warblington
- Havant

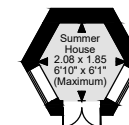
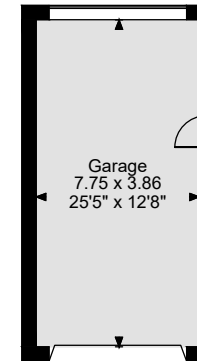
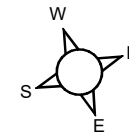
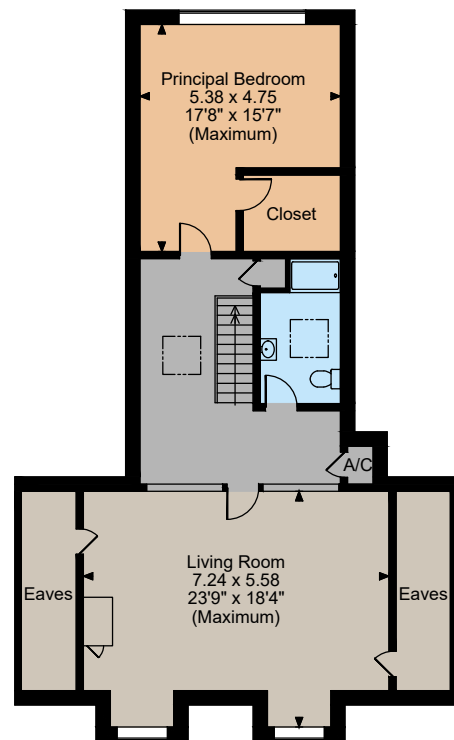
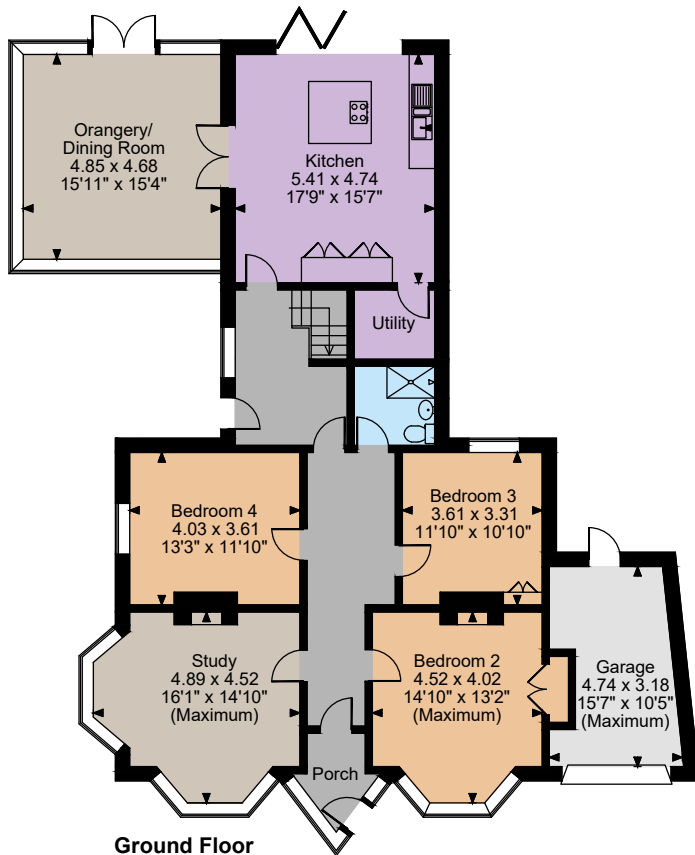
## Key Locations

- Stansted House
- Porchester Castle
- Fort Nelson
- Portsmouth Historic Dockyard
- Queen Elizabeth Country Park

## Nearby Schools

- Rowlands Castle St John's Church of England Controlled Primary School
- Compton and Up Marden CofE Primary School
- Havant Academy
- Westbourne Primary School
- Sharps Copse Primary and Nursery School
- Horndean Church of England Junior School
- Horndean Infant School
- Front Lawn Primary Academy
- Horndean Technology College





The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8655229/SS

## Floorplans

House internal area 2,563 sq ft (238 sq m)

Garages internal area 459 sq ft (43 sq m)

Summer House internal area 31 sq ft (3 sq m)

Total internal area 3,053 sq ft (284 sq m)

For identification purposes only.

## Directions

PO9 6EQ

what3words: ///lawns.goat.gear - brings you to the driveway

## General

**Local Authority:** Chichester District Council

**Services:** Mains electricity and water, LPG gas.

Private drainage - We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** E

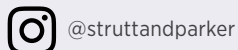
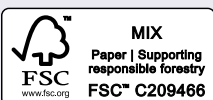
**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

## Chichester

31 North Street, Chichester PO19 1LY

**01243 832600**

chichester@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland,  
including Prime Central London

For the finer things in property.

