

60 Links Lane,
Rowlands Castle, Hampshire



Strutt
& Parker

Land and property. Since 1885.



2,880 sq ft (268 sq m) | Freehold
4 reception rooms | 4 bedrooms
3 bathrooms | Triple garage

Guide price £1,650,000

An exceptionally attractive and substantial detached residence featuring characterful tile-hung and timbered elevations, set within generous landscaped grounds in a premier residential setting in the heart of Rowlands Castle.

The property

60 Links Lane is an impressive detached residence offering versatile accommodation, comprising a beautifully presented main house and a substantial detached garage building with a first-floor cinema and games room. The property combines traditional architectural character, including exposed timber ceiling beams, feature brick fireplaces and leaded-effect glazing, with contemporary fittings and finishes, creating an appealing family home in a desirable village setting.

The ground floor opens into a welcoming reception hall with an adjoining cloakroom and study. The formal dining room features an ornate fireplace and leads through to a triple-aspect sitting room centred around a log-burning stove. A further family room, complete with a built-in bar and bi-fold doors opening onto the terrace, connects to the expansive open-plan kitchen and breakfast room. This space features classic Shaker-style cabinetry, granite work surfaces and a large central island. The vaulted breakfast area benefits from roof lanterns and wide bi-fold doors opening onto the rear terrace, providing an abundance of natural light. An ornate cast-iron spiral staircase rises to the first floor, while a fitted utility room completes the ground-floor accommodation.

The first floor provides four well-proportioned bedrooms, including a generous principal bedroom with a bespoke fitted dressing room featuring extensive cabinetry and an en suite bathroom with a freestanding clawfoot bath and walk-in shower. A second double bedroom also benefits from an en suite bathroom, while the remaining two bedrooms are served by a stylish family bathroom.

The property is approached via a sweeping gravel driveway providing parking for numerous vehicles. The substantial detached garage building offers extensive garaging and an adjoining garden store, while the upper floor houses an impressive cinema room extending to almost 26 ft, complete with dormer windows and a private cloakroom, alongside a games room. The wrap-around gardens feature manicured lawns, mature specimen trees and established hedgerows, complemented by expansive paved terraces providing an inviting setting for outdoor dining and entertaining.

Location

The property lies in a desirable position within the sought-after village of Rowlands Castle, surrounded by attractive Hampshire countryside and close to the South Downs National Park.

The village offers a good range of everyday amenities including a village shop, public houses, a golf course, a parish church and a railway station, while more extensive facilities are available in nearby Havant and Petersfield, both within easy reach, providing a wider selection of shops, supermarkets and leisure amenities.

The area is well regarded for schooling, with a number of highly regarded independent schools nearby including Bedales School, Churcher’s College and Portsmouth Grammar School, together with a selection of well-regarded state schools.

Communications are convenient, with Rowlands Castle station providing regular services to London Waterloo and Portsmouth, and the A3 offering access to London, the south coast and the wider motorway network.

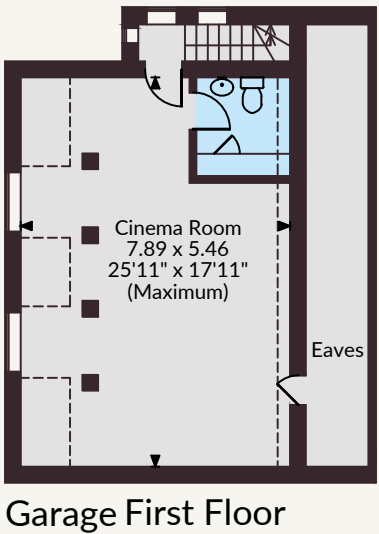
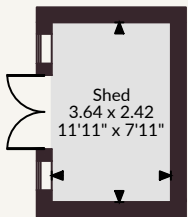
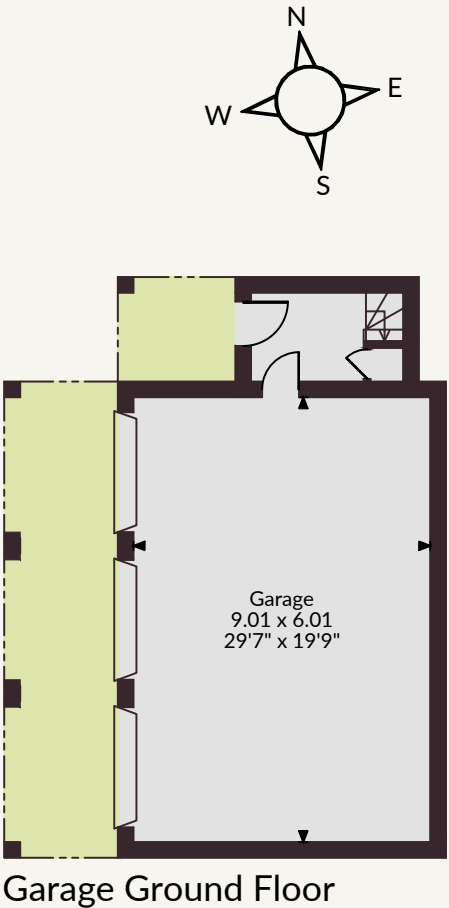
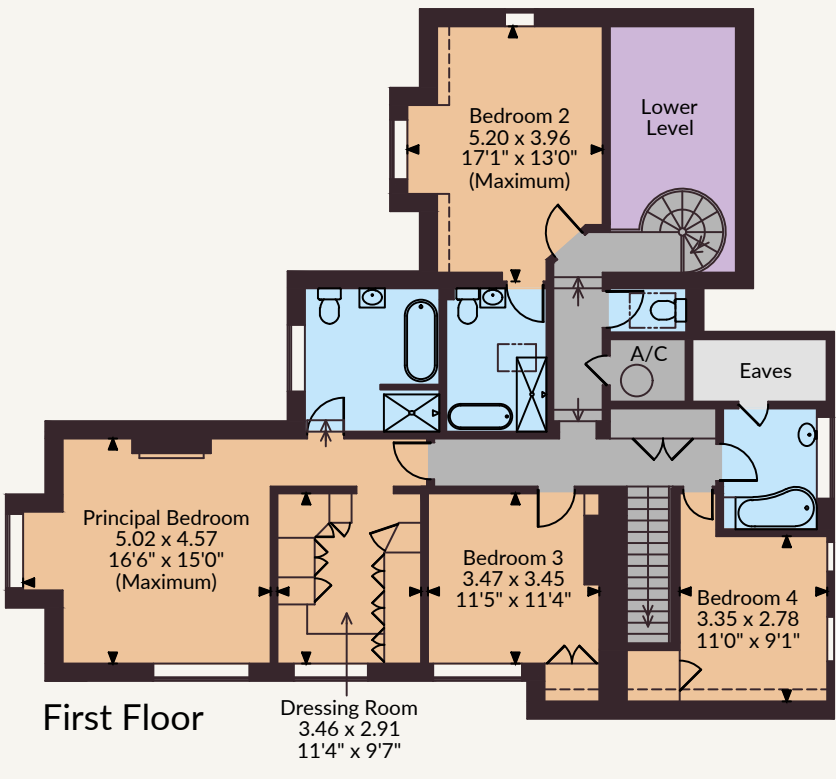
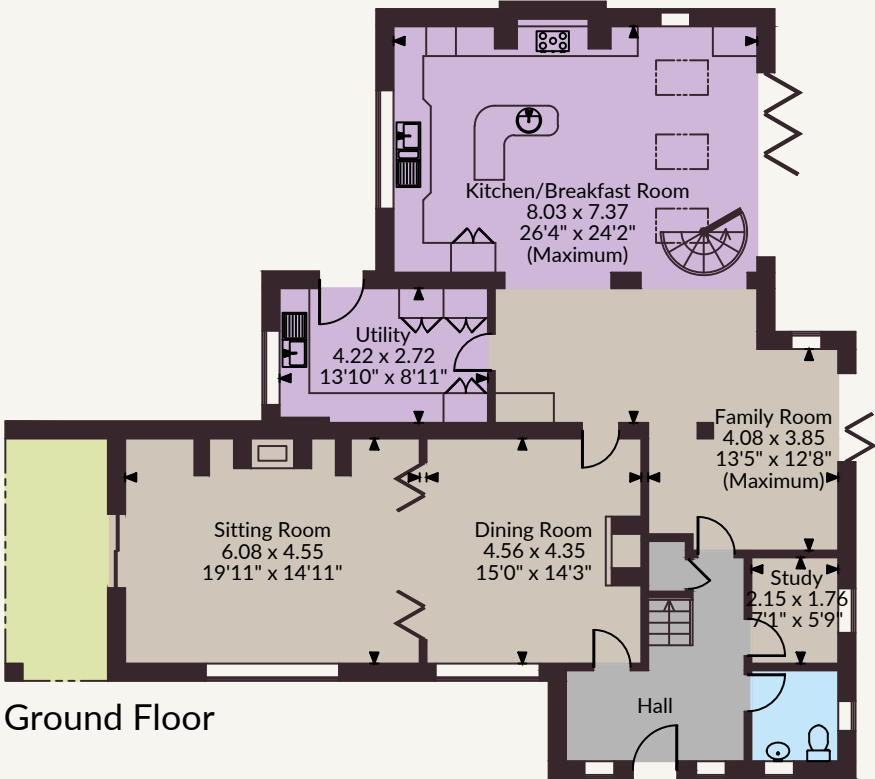
Postcode region: PO9

General

Local Authority: East Hampshire District Council
Services: Mains electricity, gas, water & drainage
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Links Lane, Rowlands Castle
Main House internal area 2,880 sq ft (268 sq m)
Garage Building internal area 1,076 sq ft (100 sq m)
Shed internal area 95 sq ft (9 sq m)
Total internal area 4,051 sq ft (376 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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Strutt & Parker Chichester
31 North Street, PO19 1LY
01243 832600 | chichester@struttandparker.com

@struttandparker [struttandparker.com](https://www.struttandparker.com)

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