

2 The Drift,
Rowlands Castle, Hampshire



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A beautifully presented and extended detached home offering stylish, modern living and a wonderful garden, situated in a peaceful residential setting within a highly desirable Hampshire village.

2 The Drift is a charming and versatile home, offering almost 1,400 sq ft of beautifully modernised accommodation arranged over two light-filled floors. The property features a pitched tiled roof and successfully blends contemporary design with characterful features to create a warm and welcoming atmosphere throughout.

The ground floor accommodation, much of which benefits from attractive hardwood flooring, flows from a welcoming reception hall leading to a generous sitting room centred around a brick-surround fireplace with a wood-burning stove, and complemented by two distinctive arched windows.

To the rear, the house opens into a spectacular open-plan kitchen and breakfast room. This contemporary space features dark cabinetry and a central island with wooden worktop, and leads into a bright dining area where French doors provide views and access to the gardens. The ground floor is further complemented by a study or fourth bedroom, and a useful utility room with a traditional butler sink and side access.

On the first floor there are three well-proportioned bedrooms. served by two modern bathrooms; one fitted with a contemporary shower suite, and the other offering a tranquil space with a stylish free-standing bath and elegant wall panelling.



To the front, a block-paved driveway provides substantial off-road parking and leads to a detached garage. The generous rear garden is a particular highlight, featuring an expansive, well-maintained lawn bordered by mature hedging and trees, providing a high degree of privacy. A large paved terrace sits immediately behind the house, leading to a separate decked seating area beneath a pergola, creating an ideal setting for outdoor dining and entertaining. The property also benefits from a large garden store and additional sheds for storage.

Location

The property is situated in the highly sought-after village of Rowlands Castle, on the fringe of the South Downs National Park, offering a semi-rural setting while remaining exceptionally well connected. The village itself provides a selection of day-to-day amenities including independent shops, cafés, pubs and a railway station, all within a traditional village green setting. Nearby towns include Havant, Emsworth and Chichester, while the coastal cities of Portsmouth and the wider Solent region are also within easy reach. The area is well served for schooling, with highly regarded independent schools including Churcher's College and Bedales School, alongside respected grammar provision such as Portsmouth Grammar School and the selective schools in nearby South Hampshire.

Postcode region: PO9

General

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

1,385 sq ft (129 sq m)

3 reception rooms

3 bedrooms | 2 bathrooms

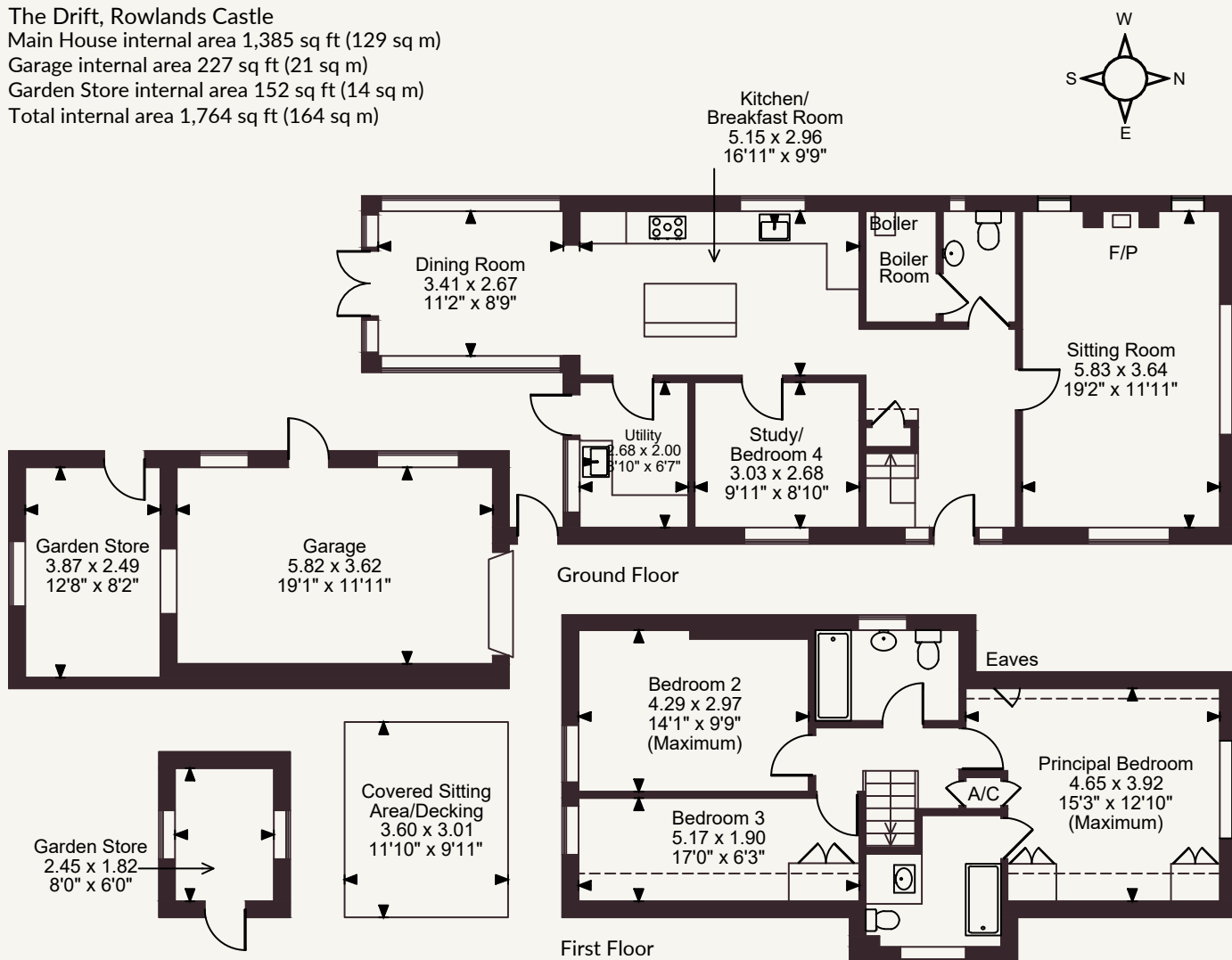
Outbuilding

Village | Freehold

Guide price £755,000



The Drift, Rowlands Castle
 Main House internal area 1,385 sq ft (129 sq m)
 Garage internal area 227 sq ft (21 sq m)
 Garden Store internal area 152 sq ft (14 sq m)
 Total internal area 1,764 sq ft (164 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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