

12 The Fairway,
Rowlands Castle, Hampshire



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An immaculately presented, detached village house, offering an enviable lifestyle with contemporary design, generous proportions and positioned in a desirable residential lane close to a raft of amenities.

12 The Fairway is an attractive property, featuring pastel-toned weatherboard cladding. Thoughtful enhancement of the interior layout has created a light and airy home, well suited to both family life and entertaining, with a fresh, neutral colour palette providing a calm and cohesive feel throughout.

At the centre of the home is an impressive split-level, open-plan living space incorporating a contemporary kitchen, together with dining and seating areas. Extensive glazing and skylights allow for excellent natural light, while sliding doors provide a direct connection to the terrace. A comfortable drawing room, with fireplace, also benefits from doors opening onto the garden, enhancing the connection between the interior and exterior spaces.

The sense of space and light continues on the upper floor, where the principal bedroom includes an en suite and enjoys a private position. There are three further bedrooms on this level, one of which has an en suite shower room, in addition to a well-appointed family bathroom. A fifth bedroom on the ground floor provides useful additional accommodation, suitable for guests.

The gardens are well maintained and thoughtfully arranged, enjoying a south-easterly aspect. A paved terrace adjoins the house, with a raised seating area featuring a glass balustrade, providing space for outdoor dining and entertaining. Steps lead down to an area of lawn, bordered by planted beds and evergreen hedging. A detached studio/chalet style shed offers further versatility, while to the front there is ample parking and access to a double garage.

Main house internal area 2,563 sq ft (238 sq m) | Freehold
2 reception rooms | 5 bedrooms
4 bathrooms | Double garage | outbuilding

Guide price £1,150,000

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 and drainage

Council Tax: Band F

EPC Rating: D

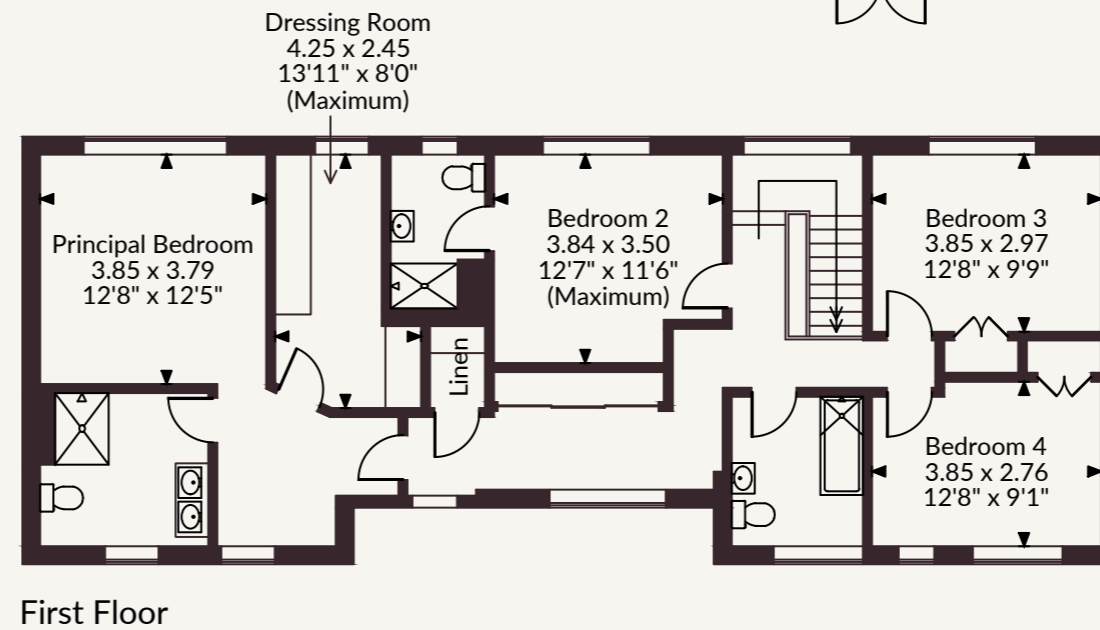
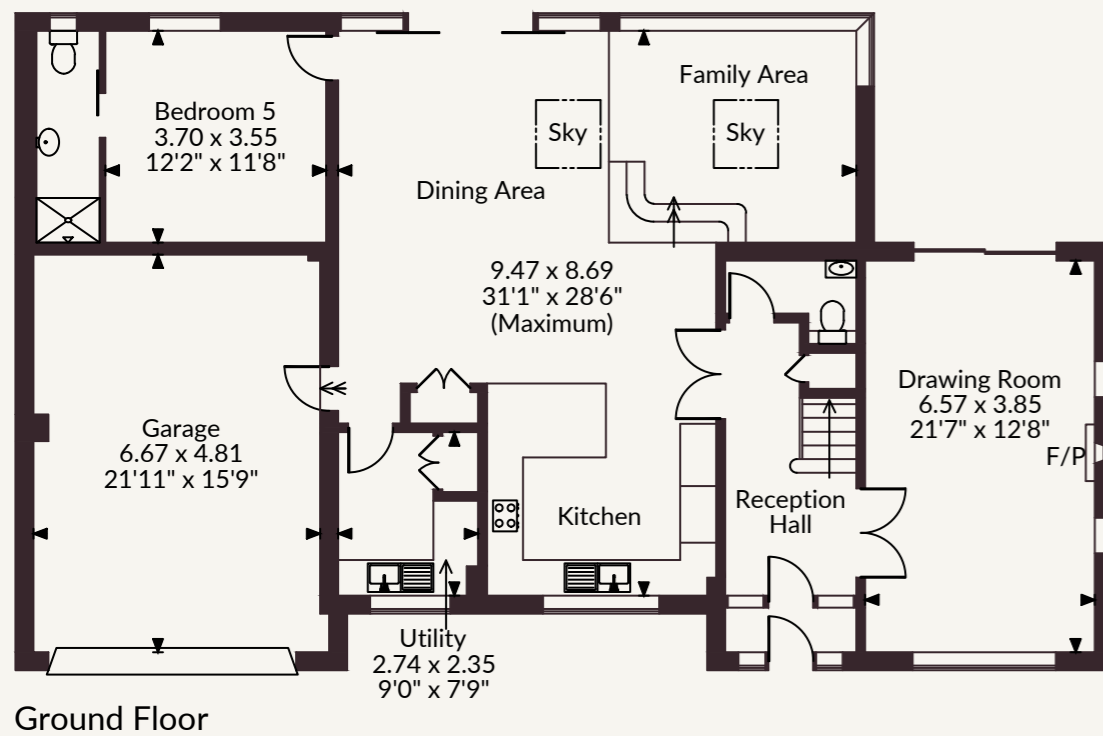
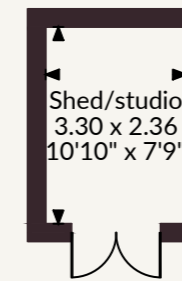
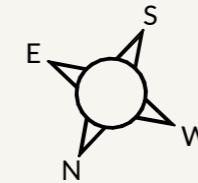
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