



**GET SOCIAL**

Follow us on social media to be the first to see new property listing, marketing updates and more.



OHARA PROPERTIES AND ESTATES  
69-71 London Road  
Waterlooville Hampshire  
PO7 7EX  
Company Registration Number: 13624992

WWW.OHARAPROPERTIESANDESTATES.CO.UK

ENQUIRIES@OHARAPROPERTIES.CO.UK

02392 259822



FORESTSIDE ROAD | ROWLAND'S CASTLE | PO9 6ED

£780,000



WWW.OHARAPROPERTIESANDESTATES.CO.UK

02392 259822 | ENQUIRIES@OHARAPROPERTIES.CO.UK





# WELCOME *Home*

O'Hara Properties and Estates are thrilled to welcome to the market this beautifully presented 4-bedroom semi-detached house in the desirable location of Rowlands Castle.

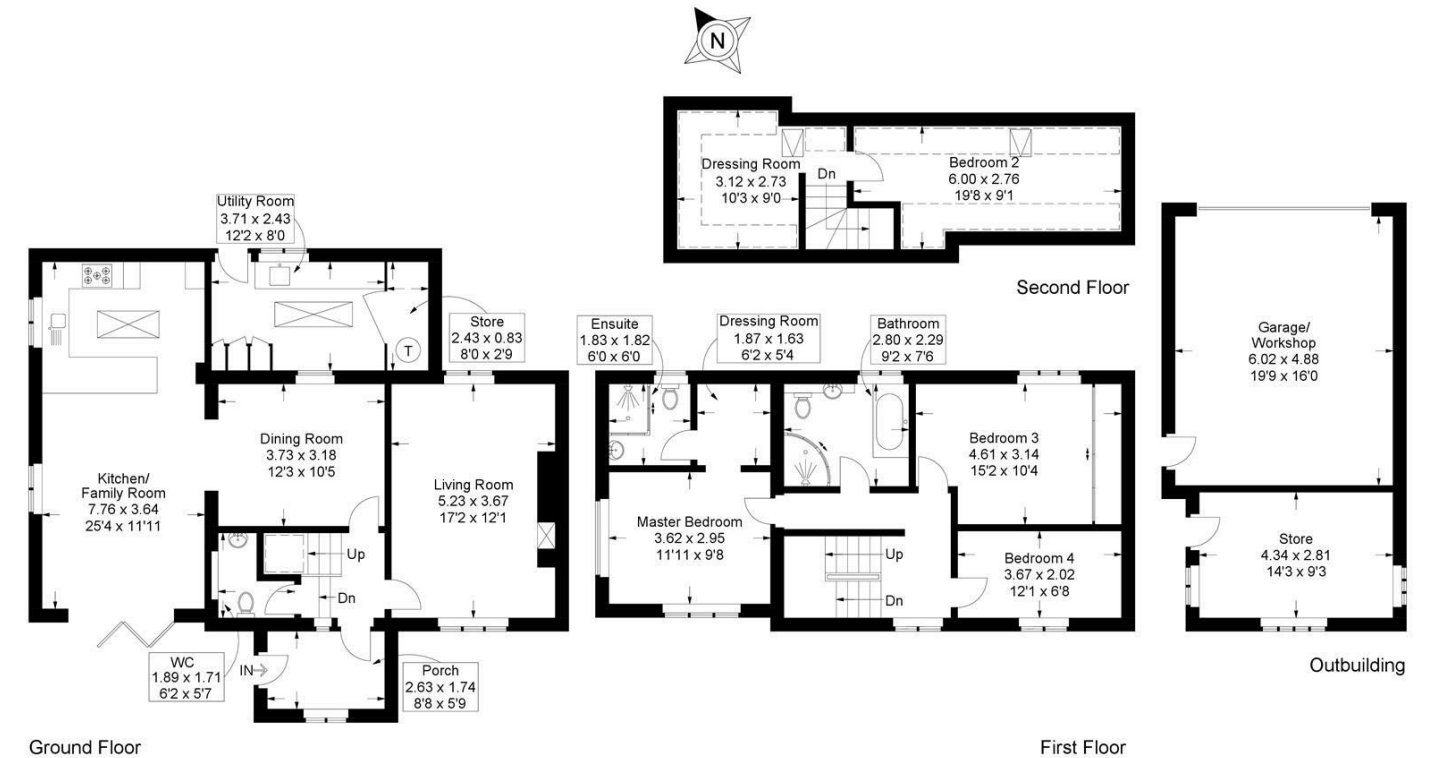
This property is perfect for those who are looking for the country style living whether you love nature, the scenic walks, quiet location or the abundant of wildlife on your doorstep this property is the one for you.

An early viewing is highly recommended! To book now call 02392259822 Option 2!



## Firpiece, Forestside Road, Rowland's Castle

Approximate Gross Internal Area = 174.5 sq m / 1878 sq ft  
Outbuilding = 43.1 sq m / 464 sq ft  
Total = 217.6 sq m / 2342 sq ft



□ = Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	75
EU Directive 2002/91/EC		
England & Wales		





PROPERTY DESCRIPTION

As you approach the property you are met with your own gated driveway and garden space. The south-facing garden lets you enjoy day-long sunshine for family living or entertaining guests. Upon entering the house, you're welcomed by a practical porch and cloakroom area — ideal for storing coats, boots, and everyday essentials. This useful space sets the tone for the rest of the home, offering both convenience and a tidy transition into the main living areas. As you walk through to the left you have a down stairs W/C. To the right of the entrance hall you have the living room which is a bright and inviting space which is great for relaxing.

Continuing through the house, you enter the impressive open-plan kitchen, dining, and family room — the true heart of the home. The kitchen is well-equipped with everything you need including ample work top space, plenty of storage and a breakfast bar. This room benefits from bi-fold doors that open directly into the garden creating a bright and airy living space. The house benefits from a well-equipped utility room that offers a practical space for laundry and additional storage, helping to keep the main living areas clutter-free. With ample work surfaces and plumbing for appliances, it's designed for convenience and functionality. Leading out from the utility room you have the a more private garden area that offers a peaceful retreat, perfect for relaxing. It is surround by mature trees and hedging that gives you a secluded spot. Heading upstairs to the first floor, you are first greeted by a charming single bedroom — ideal as a guest room, study, or nursery. The double bedroom which is located at the back of the home is completed with integrated wardrobes, natural tones and over looks the secluded back garden. The modern family bathroom is well-appointed and includes a bath, shower, sink and toilet. The master bedroom offers a generous and light-filled space, complete with its own en-suite and dressing room. Occupying the entire top floor, this well-presented loft conversion offers a double bedroom alongside a separate, fully enclosed additional room— perfect as a home office, dressing area, or small hobby space.

PORCH/CLOAKROOM

DOWNSTAIRS W/C

LIVING ROOM

DINING ROOM

KITCHEN/ FAMILY ROOM

UTILITY ROOM

STORE

MASTER BEDROOM

DRESSING ROOM

EN-SUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

DRESSING ROOM

GARAGE/WORKSHOP

STORE

ADDITONAL INFORMATION

Verified Material Information  
Council Tax band: D  
Tenure: Freehold  
Property type: House  
Property construction: Standard undefined construction  
Energy Performance rating: D  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Septic tank  
Heating: Oil-powered central heating is installed.  
Heating features: Double glazing, Wood burner, and Underfloor heating  
Broadband: ADSL copper wire  
Mobile coverage: O2 - OK, Vodafone - Good, Three - Good, EE - OK  
Parking: Garage and Driveway  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: SDNP  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: No  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No

DISCLAIMER

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.





## FEATURES

- 4 BEDROOMS
- SEMI-DETACHED HOUSE
- BEAUTIFULLY PRESENTED THROUGHOUT
- OUTBUILDINGS & STORAGE
- VILLAGE AMENITIES
- BREATHTAKING VIEWS

