



**52 Links Lane, Rowlands Castle. PO9 6AF**

A stunning 7-bedroom family home located in an area of outstanding natural beauty with the South Downs countryside as your backdrop. Providing over 4300 square feet of remodelled accommodation, where no expense has been spared. Enjoy alfresco entertaining in the grounds of 0.5 acres with lawns and attractive patio areas, in the breeze house or around the hydro-pool and hot tub.

**£2.2 m**





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Welcome home. And what a warming welcome in this generous reception hall featuring an oak staircase and giving you access to all your ground floor accommodation. At the heart of this, is the stunning open plan kitchen (plus utility) sitting and dining room boasts bi-fold doors leading to the gardens.

A family room, with space a plenty, could be host to cinema nights, hordes of children or even a snooker room. Complimenting this is a more formal reception room enjoying views over the garden. Completing the accommodation is a study and ground floor cloakroom.

Luxury is provided to the master bedroom with a full en-suite bathroom and dressing room. There are a further six bedrooms and two bathrooms all tastefully presented and expertly crafted. The second floor provides additional space currently arranged as a gym.

The entertaining element, quality and space of the inside is mirrored externally. Swathes of lawn and formal paved patio embrace the breeze house with bar and outside heaters, spa-pool and hot tub making it suitable for all year use. To the front there is ample parking and a double garage.

Rowlands Castle Village is popular place for people to live. There is a real community feel and ideally located to navigate the south coast for sailing and country pursuits, whilst the train can convey you to London Waterloo in just over an hour and a half.

















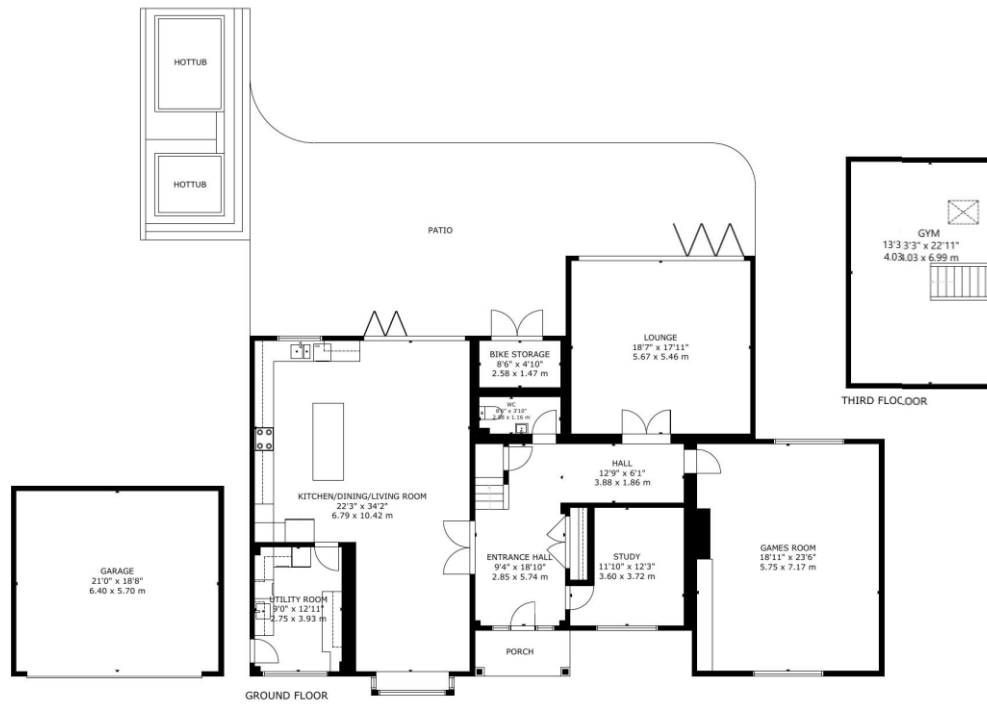












Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Kitchen layout indicative only.























As selling agents, we recommend an internal inspection to appreciate the many qualities of this expectational home, the generous and flexible accommodation.

- Reception hall
- Kitchen/Dining/Lounge
- Utility room
- Family room
- Sitting room
- Study
- Master bedroom suit with dressing room
- Six further bedrooms
- Two bathrooms
- Top floor gym
- Breeze house and outside bar
- Hydro-pool and hot tub
- Double garage and loft storage
- Off street parking
- 0.5 acres of grounds

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Foresters Hall, Newland Road, Worthing. BN11 1LB  
01903 33 99 08

[hello@the-drawing-board.co.uk](mailto:hello@the-drawing-board.co.uk)



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Registration Number: 12239551 Registered Office: Amelia House, Crescent Road, Worthing. BN11 1RL