



ROWAN HOUSE

HOLLY TREE GROVE | WALBERTON | BN18 0FQ



ROWAN HOUSE

7 HOLLY TREE GROVE, WALBERTON, BN18 0FQ

- Beautifully Presented Family Home
- Central Walberton Village Location
- Sitting Room With Woodburner
- Spacious Kitchen/Diner
- Four Double Bedrooms
- En Suite & Family Bathroom
- Generous Part-Walled Garden
- Driveway Parking
- Double Garage
- Energy Efficient With Solar Panels

This beautifully presented detached family home occupies a desirable position in the heart of Walberton village, within easy reach of local amenities, open countryside, and transport links.

The welcoming entrance hall includes a cloakroom and leads to a dual aspect sitting room featuring a wood-burning stove with a window overlooking the rear garden. The spacious kitchen/diner provides an excellent family and entertaining space, fitted with a comprehensive range of units and integrated appliances, with patio doors giving direct access to the garden. A large utility room provides further storage and workspace and links conveniently to the double garage.

On the first floor, there are four double bedrooms, each with pleasant outlooks. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a modern family bathroom with bath, shower over, wash basin and WC.

Externally, the property enjoys a generous and attractive west facing rear garden, being mainly laid to lawn and enclosed by part-walled boundaries. There is a paved patio area ideal for outdoor dining and relaxation, together with a timber garden shed. To the front, there is a wide driveway providing ample off-road parking and access to the double garage, which has an electric up-and-over door.

The property also benefits from solar panels, offering improved energy efficiency and reduced running costs.



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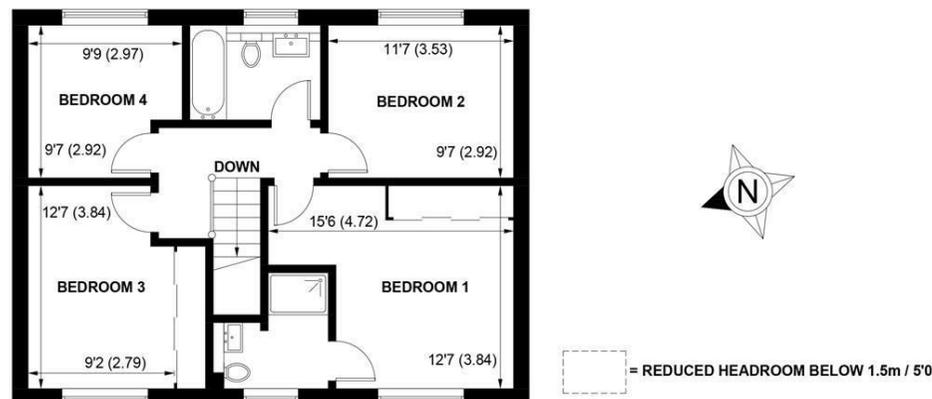
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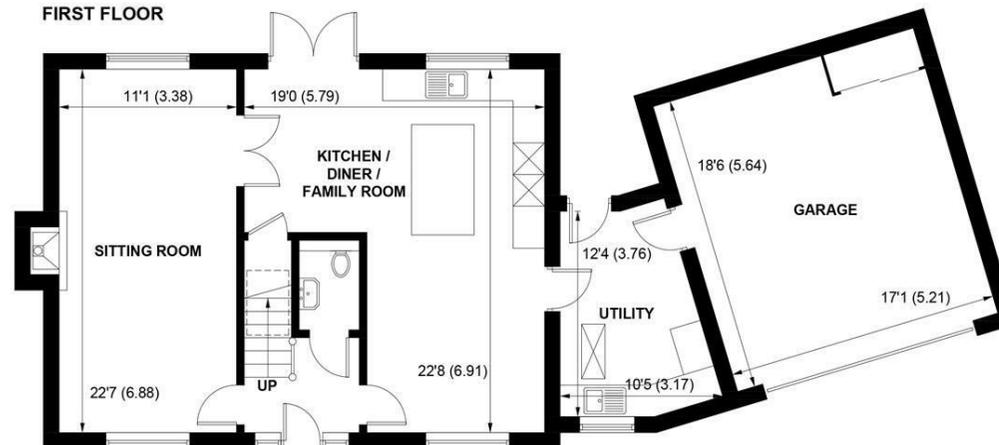
EPC Band - Current - A Potential - A

Council Tax Band F

From our office at Maple Parade, Walberton proceed west along The Street. Holly Tree Grove can be found on the right hand side.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1843 SQ FT / 171.2 SQ M
(INCLUDING GARAGE)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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