



17 Dee Leap Lane

- ▶ **High Specification Throughout**
- ▶ **Gated Development within Walking Distance of Village Green**
- ▶ **Living/Dining Room with Double Doors to Garden**
- ▶ **En Suite and Fitted Wardrobe to Bedroom 1**
- ▶ **Contemporary Fitted Kitchen**
- ▶ **Superfast Fibre Broadband Connection**

The countdown is on for existing homebuyers to benefit from the Stamp Duty Holiday. Find out more and book your visit to The Glade - viewing strictly by appointment. Deep in the heart of South East Hampshire, Rowlands Castle is a quiet residential village boasting both large open green spaces and an easy commute to London (via the A3 or go to London Waterloo with Southern Railways) and nearby Portsmouth. An exclusive gated development of 43 new homes set within idyllic village surroundings. This development consists of two, three and four bedroom family homes. The Glade is a joint development by Nicholas King Homes and Fabrica by A2Dominion. The Maple is a 4 bedroom link detached home with single integral garage.

Downstairs there is a cloakroom, living/dining room with doors onto the garden and kitchen. Upstairs you have Bedroom 1 with fitted wardrobe and en suite, three further bedrooms and a family bathroom.

NB All internal images shown are from Plot 41 The Maple Show Home at The Glade for illustrative purposes only.

Please note amendments have been made to the ground floor design not currently shown on the illustrated floor plan - please ask for more information.





Ground Floor

Kitchen	3490 x 2835mm	11'6" x 9'3"
Living/Dining Room	5735 x 4825mm	18'9" x 15'8"



First Floor

Bedroom 1	5531 x 3208mm	18'1" x 10'6"
Bedroom 2	3825 x 3805mm	12'6" x 12'5"
Bedroom 3	3140 x 2733mm	10'3" x 8'11"
Bedroom 4	2462 x 2390mm	8'0" x 7'10"

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

At The Glade rural doesn't mean remote; there are a number of major supermarkets just a few minutes drive away. You can also be in the centre of Portsmouth within 20 minutes, home to sophisticated shopping and dining at the spectacular Gunwharf Quays, steeped in naval history, this dynamic waterfront city offers a wealth of attractions. Chichester is equally accessible, renowned for its iconic Festival Theatre and Pallant House Gallery, whilst the harbour, which has been declared an Area of Outstanding Natural Beauty, is an ideal location for sailing and watersports. In addition, Goodwood is around 10 miles away, home to the Festival of Speed, The Revival and a season of horse racing.

22nd April 21

