



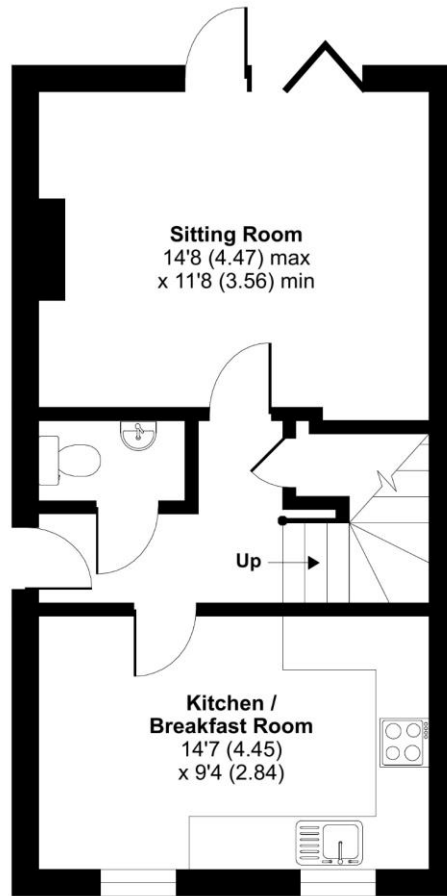
De Port Heights, Corhampton, Southampton, Hampshire, SO32 3DA



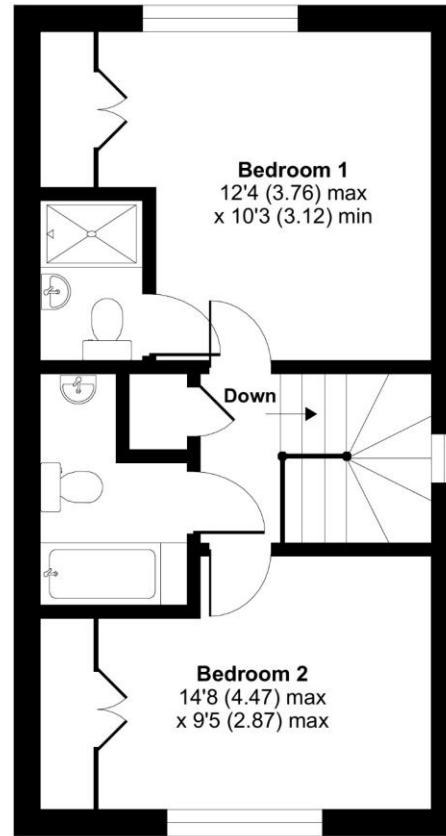
ACCOMMODATION

An elegant, modern two-bedroom, two bathrooms, detached family home occupying a convenient and quiet position within the Meon Valley, a beautiful development designed in 2019 by Country Homes. The Porcelanosa tiling throughout the kitchen/breakfast room sets the tone for the quality you find throughout the home. Quartz worktops, dove grey kitchen units and a fully integrated kitchen which includes a Bosch fridge/freezer, washer/dryer, dishwasher, induction hob, cooker and microwave. This extends to a built-in bespoke ottoman style seating area. The separate sitting room features a log burner and bi-folding doors leading to the rear garden. A guest cloakroom and further storage completes the ground floor. On the first floor, there are two double bedrooms, both with fitted double wardrobes. The principal bedroom benefits from an en-suite bathroom, bedroom two has the use of the main family bathroom, both enjoy a very high specification. The entire home benefits from underfloor heating with individual room temperature controls. To the rear, the garden has been very well designed with a decking area to enjoy and includes a garden office perfect for hybrid working. This property has relevant planning permission for a side extension plus conversion of the loft to create another bedroom SDNP/20/03949/HOUS and also has former further planning consent.

Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.

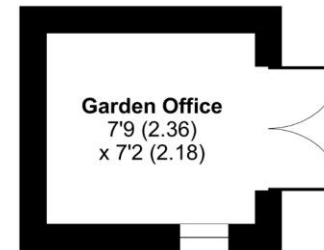


GROUND FLOOR



FIRST FLOOR

Approximate Area = 854 sq ft / 79.3 sq m
 Outbuilding = 56 sq ft / 5.2 sq m
 Total = 910 sq ft / 84.5 sq m
 For identification only - Not to scale



OUTBUILDING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2022. Produced for Charters Estate Agents Limited. REF: 892869



SITUATION

Corhampton is a village in Winchester, Hampshire. It lies on the western bank of the River Meon. It forms a civil parish with Meonstoke which adjoins it on the eastern bank. There is a picturesque village close by.



SPECIFICATION

- Detached
- Two bedrooms
- Log burner
- En-suite bathroom
- Integrated appliances
- High specification throughout
- Bi-folding doors
- Garden office
- Air source heat pump

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

GUIDE PRICE

Offers in Excess of £440,000

TENURE

Freehold

Estate Management Charge: £50pcm

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.