



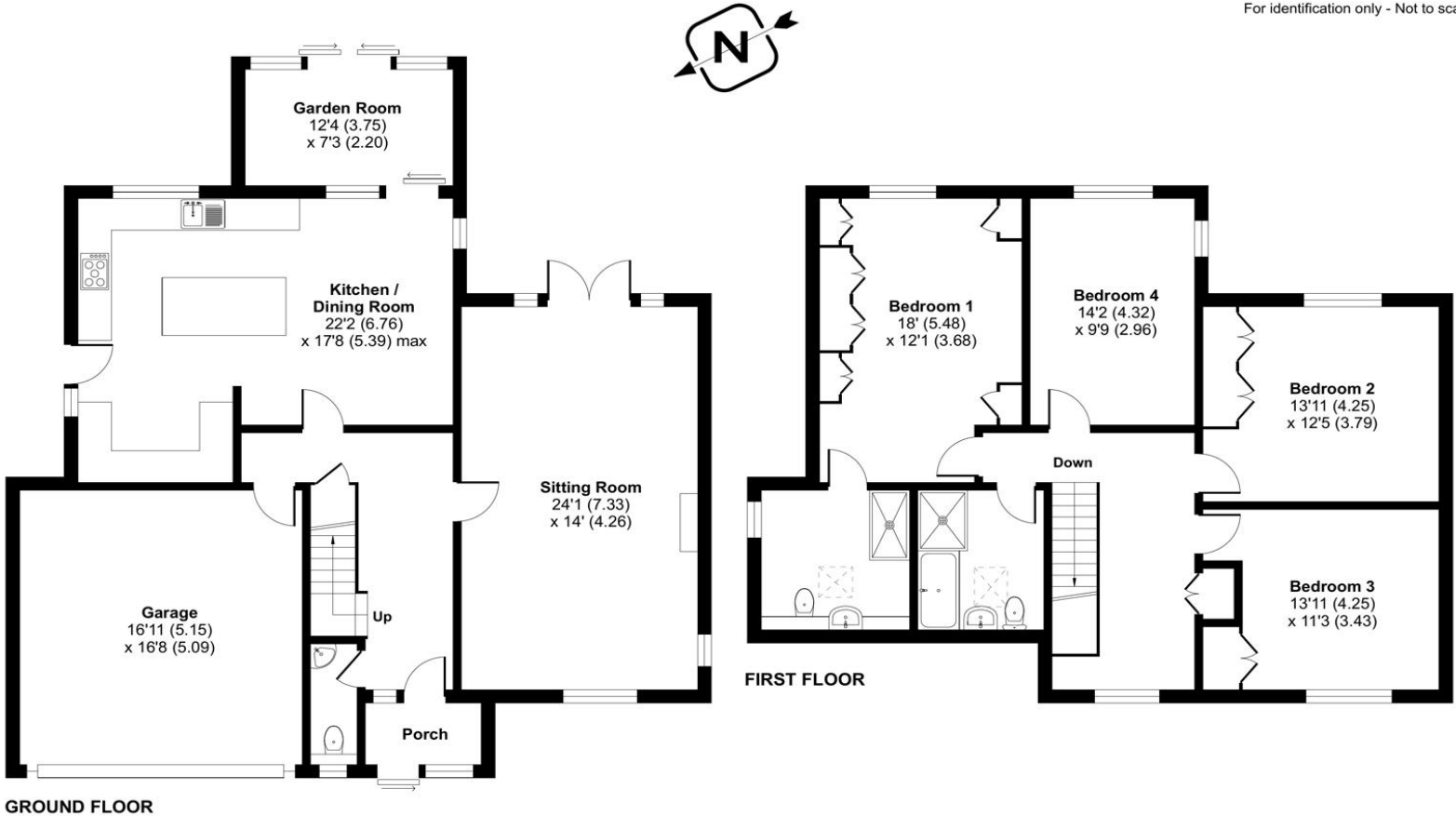
, Trampers Lane, North Boarhunt, Fareham, Hampshire, PO17 6DF



## ACCOMMODATION

A beautiful detached family home measuring in excess of 2000sqft and occupying a sizeable plot with untouched countryside views towards the rear of the home. The large entrance hall sweeps through the spine of the home. The open plan kitchen/dining room is the hub of the home with the kitchen including a range of wall and floor based units and sliding doors lead out onto the raised decking. The ground floor also consists of a light and airy garden room, vast sitting room and cloakroom. The first floor continues to impress with four well-proportioned bedrooms. The principal bedroom has plenty of built in wardrobe space and a contemporary en-suite shower room. The further three double bedrooms are all serviced by the family bathroom with separate bath and shower. The individual home includes an integral double garage and a private tarmac driveway fit for multiple vehicles. The rear garden includes a grand raised decking area and sunken hot tub, perfect for alfresco dining and entertaining guests. A viewing at this fantastic home is highly recommended.

Approximate Area = 1996 sq ft / 185.4 sq m  
 Garage = 285 sq ft / 26.4 sq m  
 Total = 2281 sq ft / 211.8 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>84</b>	<b>87</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			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1257705

**SITUATION**

The property enjoys a superb location just off Portswood High Street with convenient access to the centre of Southampton and its abundance of facilities and amenities that include shops, restaurants, bars and cinema. Ocean Village Marina, West Quay and Oxford Street have many vibrant restaurants and contemporary bars. The location also benefits from easy access to the M27 and M3 for commuters. Southampton Central and Parkway railway stations provide a fast and convenient route to London Waterloo, Winchester and the New Forest.



#### **SPECIFICATION**

- Executive four-bedroom detached family home
- Far reaching countryside views
- Sought after location
- Double garage and private driveway
- Open plan kitchen/dining room
- Raised decking area with sunken hot tub

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band G

**ASKING PRICE £850,000**

#### **TENURE**

Freehold