



Dippendale
Whiteparish £1,650,000

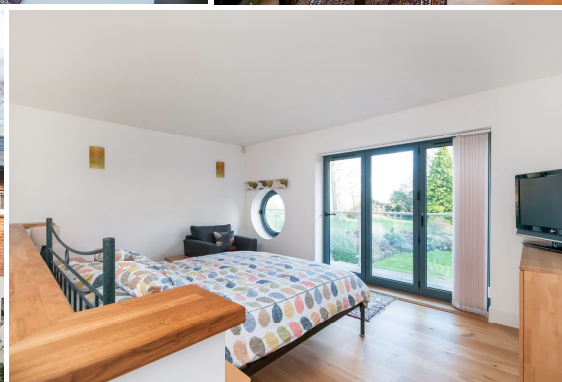


CHARLES POWELL
ESTATE AGENTS

To take full advantage of the peaceful secluded site at Dippendale, we commissioned an architect to design a unique modern country home suitable for family living. We carefully selected high quality materials throughout, resulting in a very comfortable house that has been a pleasure to live in.....



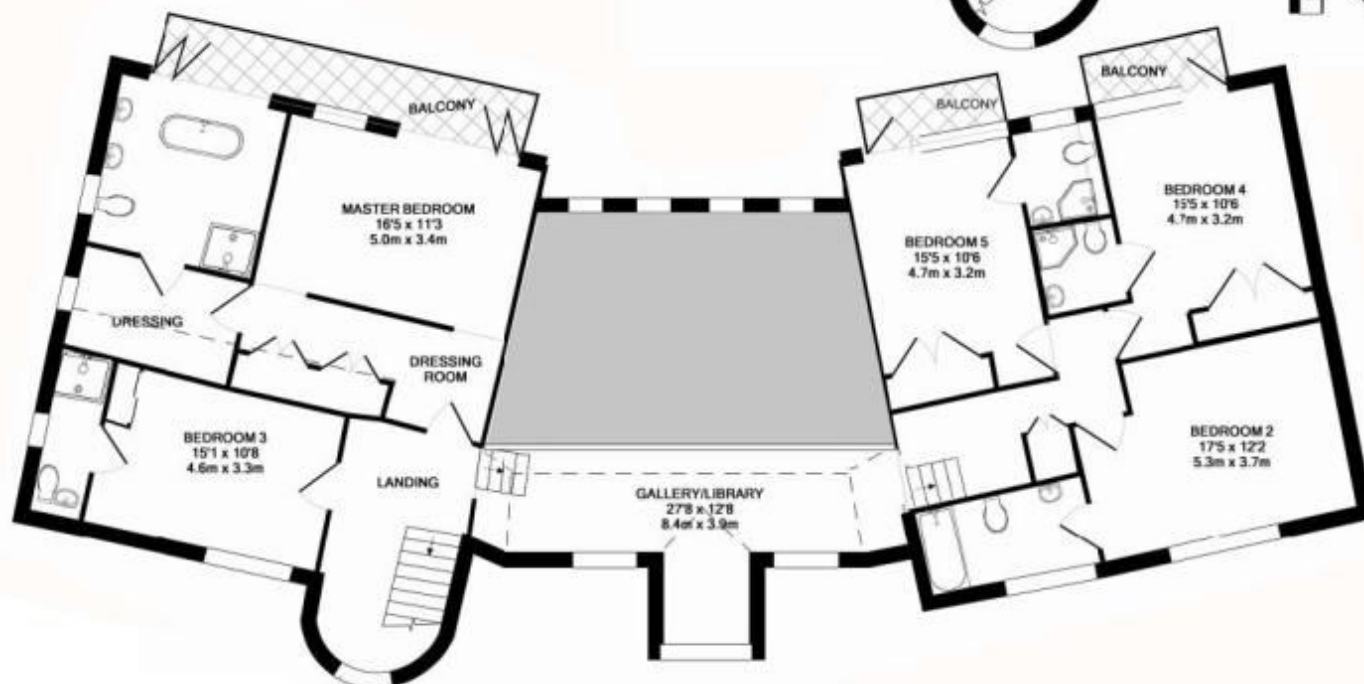
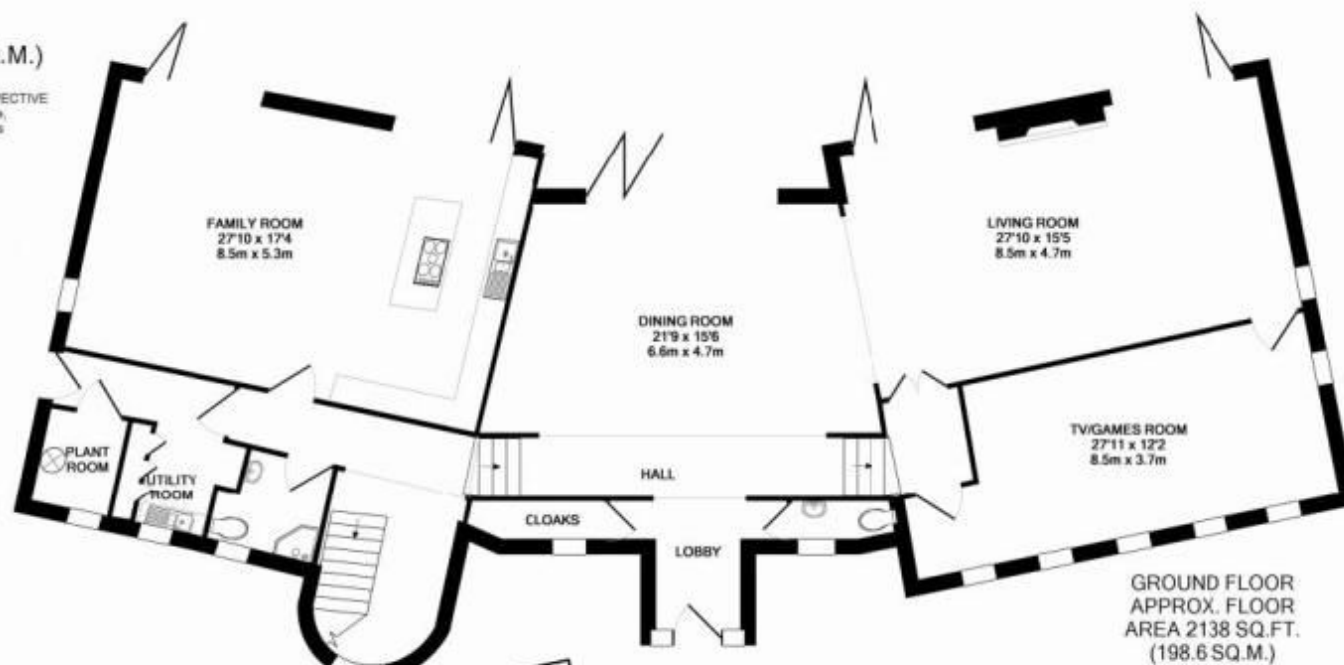
01794 322999



TOTAL APPROX. FLOOR AREA 3998 SQ.FT. (371.4 SQ.M.)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Dippendale Whiteparish SP5 2RN

Summary of Features

- ✦ Striking contemporary home extending to 4000sqft
- ✦ Five spacious bedrooms, each with ensuite facilities
- ✦ Beautifully equipped kitchen breakfast room with a host of fitted appliances
- ✦ Stylish vaulted dining room
- ✦ Luxurious branded sanitary ware with Porcelenosa tiling and Grohe fittings
- ✦ Impressive balconies to the first floor bedrooms and bifold doors to the principal reception rooms
- ✦ CCTV and security system with automated steel gates
- ✦ Landscaped grounds extending to 1.5 acres
- ✦ Ideal position, bordered by open countryside yet within walking distance of local amenities
- ✦ LED lighting, high level insulation and gas underfloor heating throughout

Introduction

Discreetly positioned in the popular village of Whiteparish, within walking distance of its traditional amenities, is this striking individually designed contemporary home. Dippendale is wholly impressive extending to 4000sqft and completed to the highest standards of interior and all the luxuries of modern living. Occupying beautifully landscaped grounds of 1.5 acres bordering rolling countryside, this luxurious residence hosts many impressive features including bifold doors to the garden from the principal living areas, balconies to many of the bedrooms, beautiful designer sanitary ware and a stunning vaulted dining room. The kitchen breakfast room is both stylish and practical, fully equipped with integrated appliances and supplemented by large utility and ancillary areas. The living space is well proportioned and cleverly designed to provide particularly bright and light accommodation through its wealth of glass. On the first floor are five spacious bedrooms, each with luxurious ensuite facilities and a galleried library providing a wonderful reading and resting space. This impressive home has also been constructed with energy efficiency and security in mind including mains gas underfloor heating throughout, high level insulation, LED lighting and sophisticated CCTV cameras and alarm system.

Description

A beautiful oak door with glazed panels opens into the grand entrance hall accessing the downstairs cloakroom and

walk in cloaks cupboard. Oak flooring flows into the impressive vaulted dining room which benefits from bifold doors to the garden and a full width picture window to the sitting room. The kitchen breakfast room is beautifully bright, dual in aspect with twin sets of bifold doors to the garden terrace. Well proportioned to accommodate kitchen, living and dining space, the contemporary kitchen was designed by Harwoods of Winterbourne and features an extensive range of wall and base units with granite worktops. Integrated appliances include two pyrolytic Siemens ovens, five ring induction hob, fridge freezer, microwave, warming drawer and dishwasher. A large central breakfast bar provides excellent informal dining. The adjoining ancillary areas include a shower room, utility and boiler rooms and a side garden access. The spacious sitting room also hosts twin sets of bifold doors and is centred upon a feature Stovax glass fronted woodburning stove and also accesses the adjoining well proportioned family room and study.

An open tread half twist oak staircase leads to the impressive galleried library with extensive shelving and reading area. Five exceptional bedrooms are served by their own luxurious ensuite facilities and the majority host wardrobe space and access to their own balconies. The master suite is particularly notable featuring a walk through dressing room and an exquisite ensuite bathroom comprising Victoria and Albert free standing bath, twin wash hand basins with vanity units, double shower cubicle and low level WC.


Outside

The property is approached via automated steel gates onto an expansive gravel drive frontage. The detached double garage hosts automated doors and generous storage. The plot extends to 1.5 acres and occupies beautifully secluded grounds backing onto open countryside. The rear gardens are delightfully landscaped, predominantly laid to lawn with feature borders studded with specimen trees and shrubs. The patio extends the breadth of the house and is tiered to suit the varying levels creating a wonderful entertaining space. A five bar gate accesses the enclosed woodland which offers a scenic venue for walking and resting.

Agents Notes

The property has been constructed with energy efficiency in mind and features mains gas underfloor heating and private drainage. It also holds the remainder of its 10 year NHBC guarantee from 2011.

Energy Performance Certificate



Dippendale
Dean Lane
Whiteparish
SALISBURY
SP5 2RN

Dwelling type: Detached house
Date of assessment: 04 November 2011
Date of certificate: 04 November 2011
Reference number: 0348-5910-6319-6279-5914
Type of assessment: SAP, new dwelling
Total floor area: 375 m²


This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	79	79
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	79	79
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC




The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	103 kWh/m ² per year	103 kWh/m ² per year
Carbon dioxide emissions	6.7 tonnes per year	6.7 tonnes per year
Lighting	£122 per year	£122 per year
Heating	£1,232 per year	£1,232 per year
Hot water	£104 per year	£104 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk

Location

Dippendale is ideally positioned, located on Dean Lane in Whiteparish close to the New Forest National Park, within easy reach of the excellent village amenities which include the highly reputable Whiteparish Primary School, choice of public houses, village store and doctors surgery. Whiteparish enjoys excellent commuter access, equidistant to Romsey and Salisbury and convenient to Southampton, whilst benefitting from being catchment of the highly regarded Salisbury grammar schools. Southampton Parkway Station, providing direct train links to London, and Southampton airport are both within approximately a 20 minute drive.

Directions

From our office in West Wellow take the A36 towards Whiteparish turning right into Lower Common Road. At the junction bear right and immediately left into Dean Lane. Continue past the give way sign and the property can be found approximately 200 yards on the right hand side.



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