



Haflinger Drive | Whiteley | PO15 7DX

Guide Price £799,995



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W&W are extremely delighted to offer for sale this beautifully presented & extended five bedroom detached family home situated at the end of a quiet cul de sac sitting on an enviable approximately third of an acre corner plot. Internally, the property boasts over 2500 sq.ft providing five bedrooms, four reception rooms, kitchen/dining room, conservatory, downstairs cloakroom, modern main bathroom & two modern en-suite shower rooms. Outside, the property sits on a corner plot providing front, side & rear gardens as well as double garage and driveway parking for ample vehicles.

Haflinger Drive is a highly sought after cul de sac in the ever popular location of Whiteley, the renowned Whiteley Primary school is just a short walk along with the doctors surgery, local Co Op. Further shops and eateries can be found in the shopping centre just over a mile away. Also easily accessible are the excellent transport links including Swanwick Train Station, A27 & M27.







Beautifully presented & extended five bedroom detached family home situated down the end of a quiet cul de sac

Sitting on an enviable plot approximately a third of an acre providing front, side & rear gardens

Impressive woodland views surround the property

Welcoming entrance hall enjoying attractive wood effect laminate flooring & large storage cupboard

25'10ft Lounge with walk in bay window enjoying woodland views to the front & centrepiece stone surround fireplace

Modern kitchen/dining room enjoying attractive wood effect worktops, attractive cabinets, breakfast bar, pantry cupboard & double doors opening out into the rear garden

Integrated appliances include double oven, hob & dishwasher

Large utility room providing additional storage space & plumbing for appliances

Three additional reception rooms to the ground floor

Downstairs cloakroom comprising contemporary two piece suite

18'4ft Triple glazed glass roof conservatory with double doors opening out onto the rear garden



Tenure: Freehold

EPC Rating: C

Council Tax Band: F -

£3126.58 Per Annum

Galleried landing with three feature sun pipe's providing ample natural light

Main bedroom benefitting from built in wardrobes, walk in bay window enjoying woodland views & en-suite

Modern en-suite shower room comprising three piece white suite and attractive wall tiling

Guest bedroom also benefitting from built in wardrobes & modern en-suite shower room

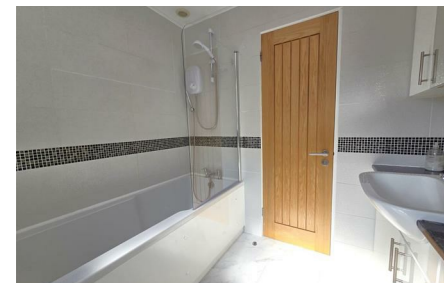
Three additional bedrooms with two benefitting from built in wardrobes

Modern main bathroom comprising three piece white suite & attractive wall tiling

Landscaped rear gardens laid to lawn, display shrubbery/flower beds, mature woodlands to the side & large paved patio area perfect for alfresco dining

Side/front gardens laid to mature woodlands with the owner making their own woodland trail

Double garage & driveway parking for multiple vehicles





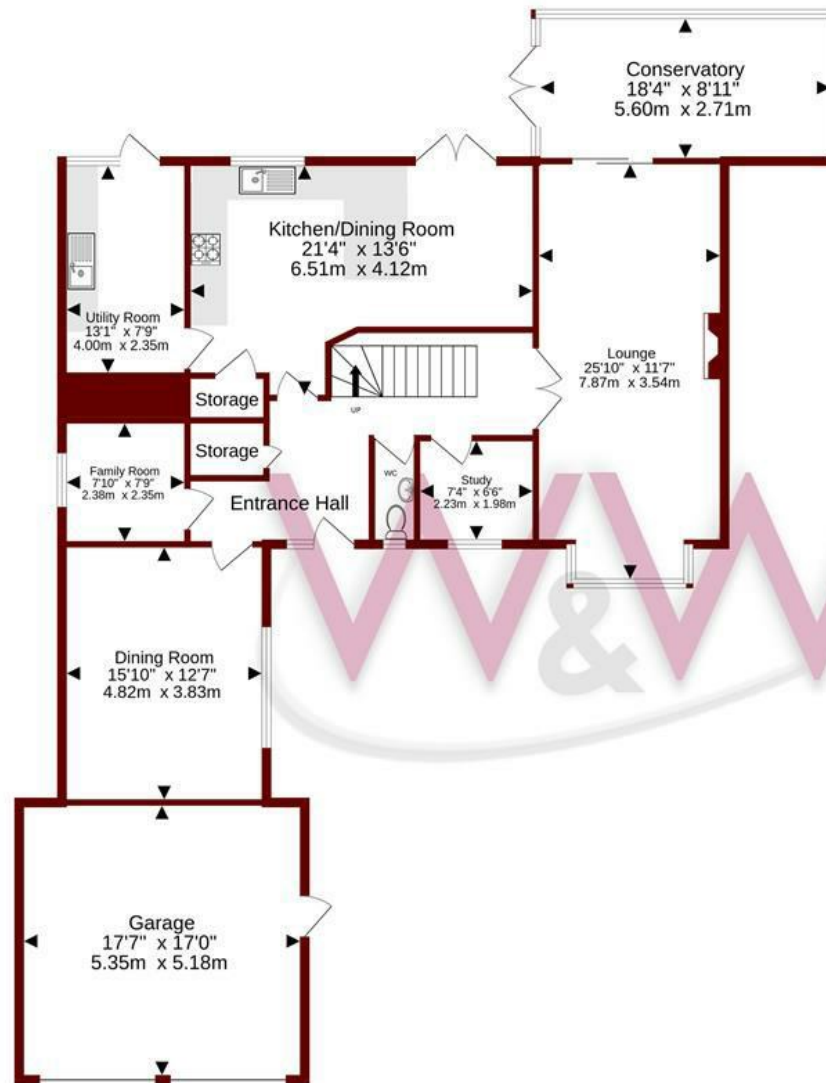
The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin

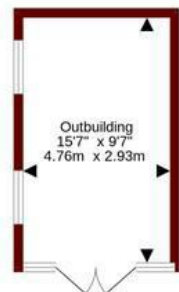
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

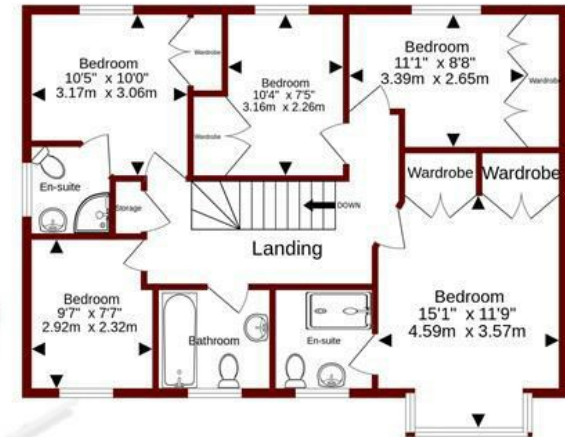
Ground Floor
1612 sq.ft. (149.7 sq.m.) approx.



Outbuilding
150 sq.ft. (13.9 sq.m.) approx.



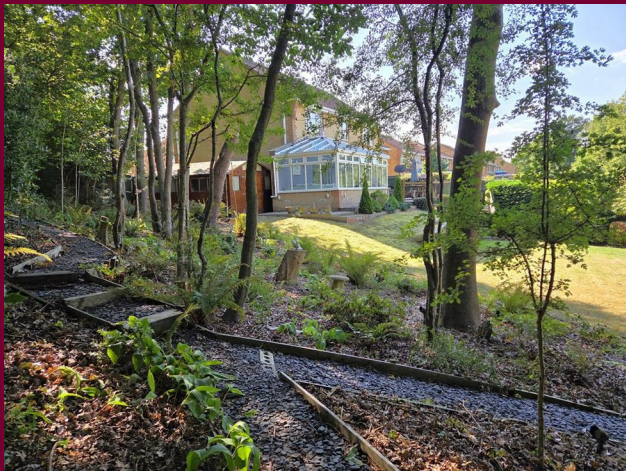
1st Floor
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 2552 sq.ft. (237.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(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	

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