



Thumpers Retreat
1 Oakmore Park | Durley | Southampton | Hampshire | SO32 2NU

FINE & COUNTRY

THUMPERS RETREAT



Thumpers Retreat is a fantastic family home offering five bedrooms and nearly 4,000 sq. ft of living accommodation. It is located in an exclusive development within Durley being one of only four houses along this beautifully peaceful private road. The property has a striking driveway suitable for numerous vehicles with a triple garage to one side. The plot measures around 2 acres bordered by open fields and countryside giving the feel of rural living with amenities closer than you might think.



Accommodation Summary

Ground Floor

The ground floor offers an open hallway leading to the sitting room, living room, dining room, kitchen/breakfast room with utility, home office, and cloakroom. There is a conservatory/sunroom overlooking the garden which completes the ground floor.

First Floor

The first floor has a lovely open landing leading to five bedrooms, two of which have en-suites, and the main family bathroom.













SELLER INSIGHT

“My parents had lived in Rownhams for over 30 years and decided to move,” says the vendor of Thumpers Retreat. “They looked as far as Cornwall but struggled to find anything they liked. By chance they came across Thumpers Retreat (as it came to be known, after a pet rabbit) in the late 1990s, while it was just coming out of the ground. They fell in love with the location, the site and the house itself. In the years since, Thumpers Retreat has been their little piece of paradise. They absolutely adored living there – if the next owners are even half as happy as Mum and Dad in the house, then they will have found their perfect home!”

“As the house was a new build when my parents bought it, they were able to decide on some of the specifications themselves,” the vendor continues. “Suffice to say, they were very happy with the outcome. The house is light, the rooms are all generous in size, and the house flows easily from the large entrance hallway with its beautiful feature staircase. The property hasn’t been altered much since they moved in. My parents did redecorate a few times, as well as renewing the gravel on the driveway and quite recently Mum replaced the conservatory roof. As the house has barely been altered since new, there is plenty of scope for the next owners to put their own stamp on it, for example with a loft conversion or other project subject to planning permissions. However, the house is really comfortable and sizeable enough for a family as it is.”

Outside, the gardens have been lovingly cared for. “My mother always loved gardening,” says the vendor, “and developed the bare site into what it is today: a mature garden packed with interesting plants, shrubs, and trees. My father loved the pond and used to spend much of his time sitting on a swing bench by the water, soaking up the serenity and peacefulness. The pond was thoroughly cleaned in late summer 2023 and two new large filter pumps were fitted. One of the chaps involved then brought her five large Koi carp from a pond he was decommissioning. I have since noticed that they have had babies! On the other side of the private drive is a wild area, with thousands of daffodils and fruit trees. This space would be well suited to keeping a horse, donkey, chickens, or other animals perhaps.”

The location of the property has much to recommend it too. “The setting of Thumpers Retreat is extremely private yet just a couple of minutes away from all the facilities you might need, with the coast only a short drive away,” the vendor says. “My mother and father had golden retrievers for their entire time at the house and walked regularly in the bluebell wood on the other side of the field south of the property. On the far side of the wood is a great local pub, The Brigadier Gerard, which they frequented and can be accessed via a walk through the wood. Another good pub is the Farmer’s Home in the village of Durley nearby.

“I have met all the current neighbours and they are all really decent and nice people who became friends of my parents over the years and more recently looked out for Mum and vice versa. The two nearest houses have been inhabited by the same families for many years. A nice little supportive and friendly, yet very private, community.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













Outside

There is a beautifully landscaped garden with a private sweeping driveway leading up to the property from a gated entrance from the private road. The triple garage and room above sit to the side of the driveway.

Location

Living in Durley offers a peaceful and idyllic lifestyle in a charming rural village. Nestled in the picturesque Hampshire countryside, Durley is known for its beautiful landscapes, open fields, and friendly community. Residents enjoy a serene environment with easy access to outdoor activities like walking, cycling, and horse riding.

Despite its rural setting, Durley is conveniently located near major transport links, providing quick access to Southampton city centre and surrounding areas. This makes it an ideal location for those seeking tranquillity without sacrificing accessibility. The village itself boasts a strong sense of community, with local pubs, a village hall, and a primary school, making it a perfect place for families and those looking to escape the hustle and bustle of city life.

Durley's proximity to the South Downs National Park and the coast offers additional recreational opportunities, while nearby market towns provide a range of shopping, dining, and cultural experiences. Overall, living in Durley combines the best of countryside living with modern conveniences, creating a harmonious balance for its residents.











Services, Utilities & Property Information

Utilities – Mains water and electricity. Oil-fired central heating. Septic tank. There are maintenance costs for the oil tank and septic tank - contact the agent for more information.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard – brick-built house tiled roof

Council Tax – Winchester City Council

Council Tax Band H

Parking – Triple garage and driveway

Mobile phone coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Superfast Fibre Broadband connection available- we advise you to check with your provider.

Directions - Postcode: SO32 2NU. What3Words: ///ever.logbook.evenings

Viewing Arrangements

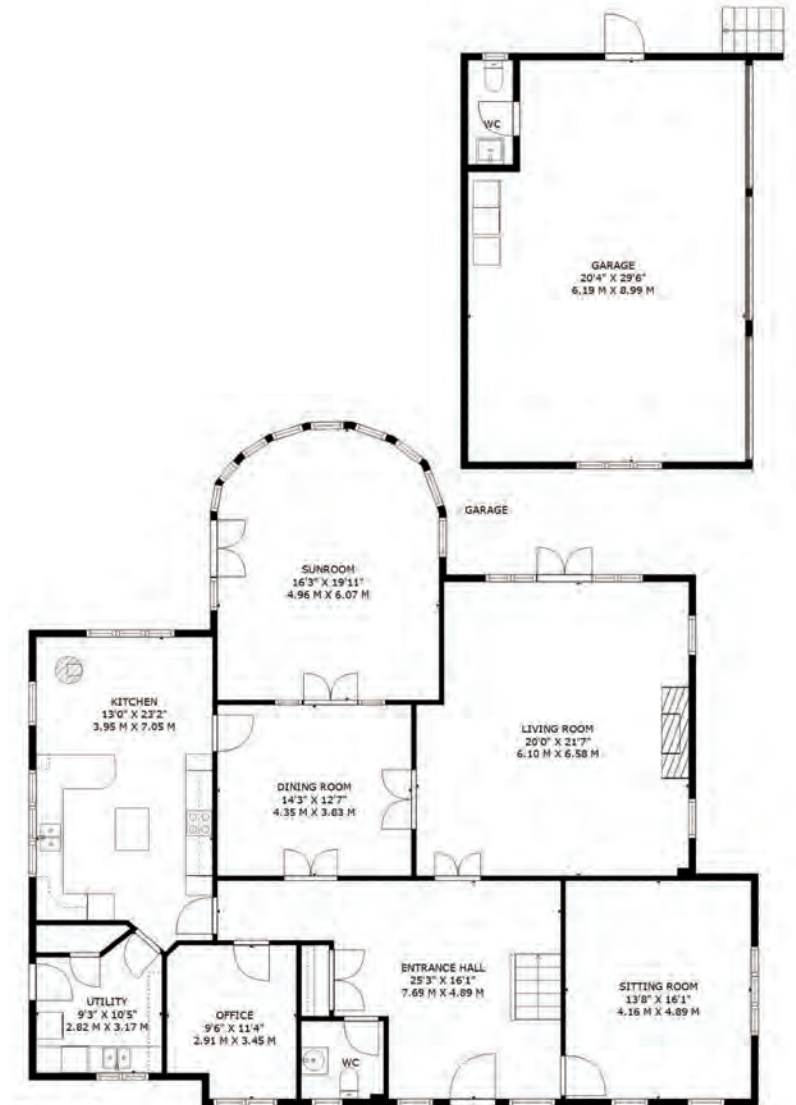
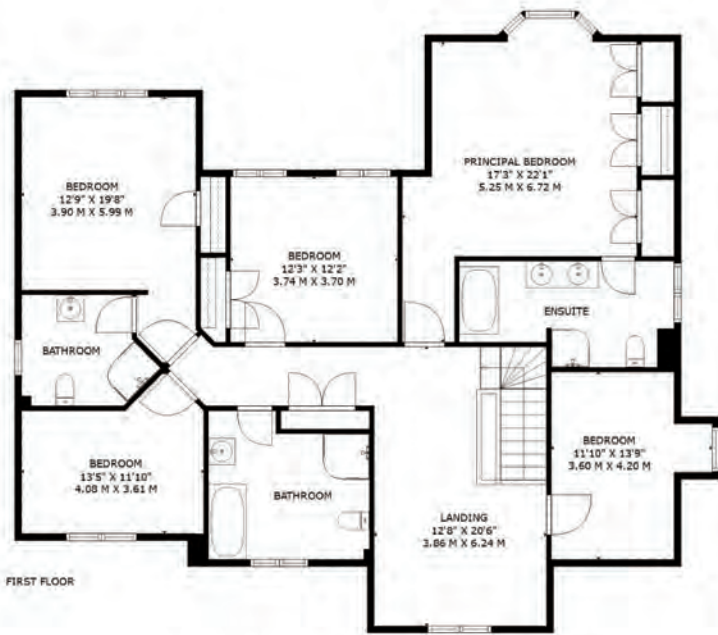
Strictly via the vendors sole agents Fine & Country Southampton & Romsey on 02382 549200

Website

For more information visit <https://www.fineandcountry.co.uk/southampton-and-romsey-estate-agents>

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only



GROSS INTERNAL AREA: 3941 sq ft, 366 m²
 LOW CEILINGS: 204 sq ft, 20 m²
 GARAGE: 569 sq ft, 53 m²

OVERALL TOTALS: 4714 sq ft, 439 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	87 D	72 C
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 20.06.2024





FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ADAM BARNES

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As a seasoned estate agent with 17 years of experience in the industry, I have helped numerous clients buy and sell properties with ease, earning a reputation as a trusted and reliable professional.

Having lived in the lovely town of Park Gate and surrounding areas for many years, I am passionate about the area and all that it has to offer. Throughout my career, I have honed my skills in negotiating deals, valuing properties, and providing clients with exceptional customer service. I am always willing to go the extra mile to ensure that my clients receive the best possible experience when buying or selling their homes.

With an extensive knowledge of the property market and a friendly, approachable manner I am always available to answer questions, provide advice, and offer guidance throughout the entire process.

Outside of work, I enjoy spending time with my family, watching and playing a variety of sports and exploring the local countryside.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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