

Connells

Paddock View

Prices from £1,300,000

Paddock View, North Boarhunt,
Fareham, PO17 6JW



Paddock View

Paddock View is a beautifully designed fourbedroom detached residence located in the desirable village of North Boarhunt. Offering approximately 3,500 square feet of generously proportioned accommodation, this impressive home has been thoughtfully crafted for modern family living while embracing its rural surroundings. Approached via a private driveway and set back from the lane, the property boasts a commanding presence with landscaped gardens to the front and rear, and breathtaking views over open paddocks - the inspiration behind its name.

At the heart of the home is a magnificent open-plan kitchen, dining and family room. Designed for both everyday life and entertaining, this light-filled space features bi-fold doors to the rear garden and a vaulted ceiling with roof lights above the kitchen. The bespoke kitchen is fitted with high-end appliances, a central island with waterfall worktops.

A separate sitting room offers a peaceful retreat with a feature fireplace, and a ground floor study provides the perfect work-from-home solution. A spacious utility room and guest cloakroom complete the ground floor.



Paddock View

Upstairs, the principal bedroom suite enjoys panoramic rural views, a walk-in dressing area, and a luxury en-suite. Three further double bedrooms and a stylish family bathroom complete the first floor.

The property includes a detached double garage with ample parking and has been constructed with energy efficiency in mind, including an air source heat pump and EPC rating B.

Paddock View delivers the rare combination of space, specification and location - an ideal countryside home with no compromise on modern comfort.



LOCATION

Situated in a semi-rural location, within the borough of Winchester. Close proximity to local schools, transport links and commuter routes make this an ideal location for those needing to travel for work and pleasure. With convenience stores within 2 miles and an array of restaurants and bars within a short car journey.

Local connections

- Trampers Lane Bus Stop - 90 metres.
- Portchester Railway Station - 3 miles
- Fareham Railway Station (with main links) - 3.2 miles
- Southampton Airport - 10.2 miles
- M27 Motorway - 11 miles (17 minutes by car)
- The Nearest School is Newtown Soberton Infant School at 1.6 miles.



SPECIFICATION

Energy Efficiency & Heating

- EPC Rating B
- DAIKIN Air Source Heat Pump
- Zoned underfloor heating to the ground floor
- Traditional radiators to the first floor

Kitchen & Utility

- Bespoke kitchen by premium German brand “Kutchenhaus”
- NEFF appliances including:
 - Double oven with integrated microwave
 - Induction hob with extractor
 - Hot plate warming drawer
- Large integrated fridge and separate freezer
- Integrated dishwasher
- Waterfall-edge ceramic island worktop
- Quooker boiling water tap
- Tinted mirrored glass splash backs
- LED under-counter lighting with ambient setting function
- Utility room with sink and plumbing for washer/dryer

Bathrooms

- Double walk-in showers with rainfall heads in en-suites
- Gloss wall tiles with matching matt non-slip floor tiles
- Concealed cistern WCs
- Lit vanity mirrors and chrome heated towel rails
- Bath and hand-held shower and Glass shower screen in the family bathroom
- Vanity sink units with integrated storage



SPECIFICATION

Finishes & Fixtures

- LVT wood effect walnut flooring to entrance hallway
- High-gloss porcelain floor tiles to the open plan kitchen/diner/family room
- 80/20 soft tone wool carpets to bedrooms and sitting room
- Walnut veneer internal doors with brushed chrome hardware
- Glazed French doors leading from kitchen/family area to the sitting room
- Satin wood finish to internal woodwork and skirting

Security & Exterior

- App-controlled electric gated access
- Tamper alarm system with alert capability to garage
- Detached double garage with electric door
- Ambient garden and driveway lighting
- Rear garden laid to lawn
- Indian sandstone patio
- Partially block-paved driveway and grey marble chip detail



ROOM MEASUREMENTS

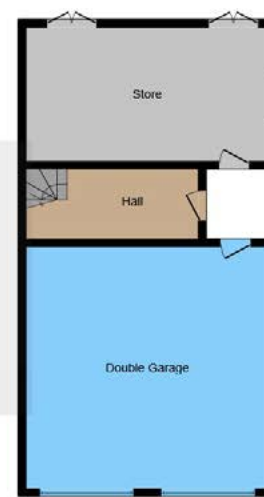
- Kitchen/ Family room - 19 max x 13.1 max
- Utility room - 13.1 x 9.3
- Lounge - 19 max x 13.1 max
- Study/ Playroom - 13.1 x 9.2
- Bedroom 1 - 16 x 12
- Dressing room - 9.11 x 7.8
- Bedroom 2 - 13.1 x 9.3
- Bedroom 3 - 13.1 x 9.4
- Bedroom 4 - 13.1 x 9.4
- Double Garage - 20.8 x 20.8 Store - 20.8 x 11.10
- Annex over garage - 41.1 x 13.7



Ground Floor



First Floor



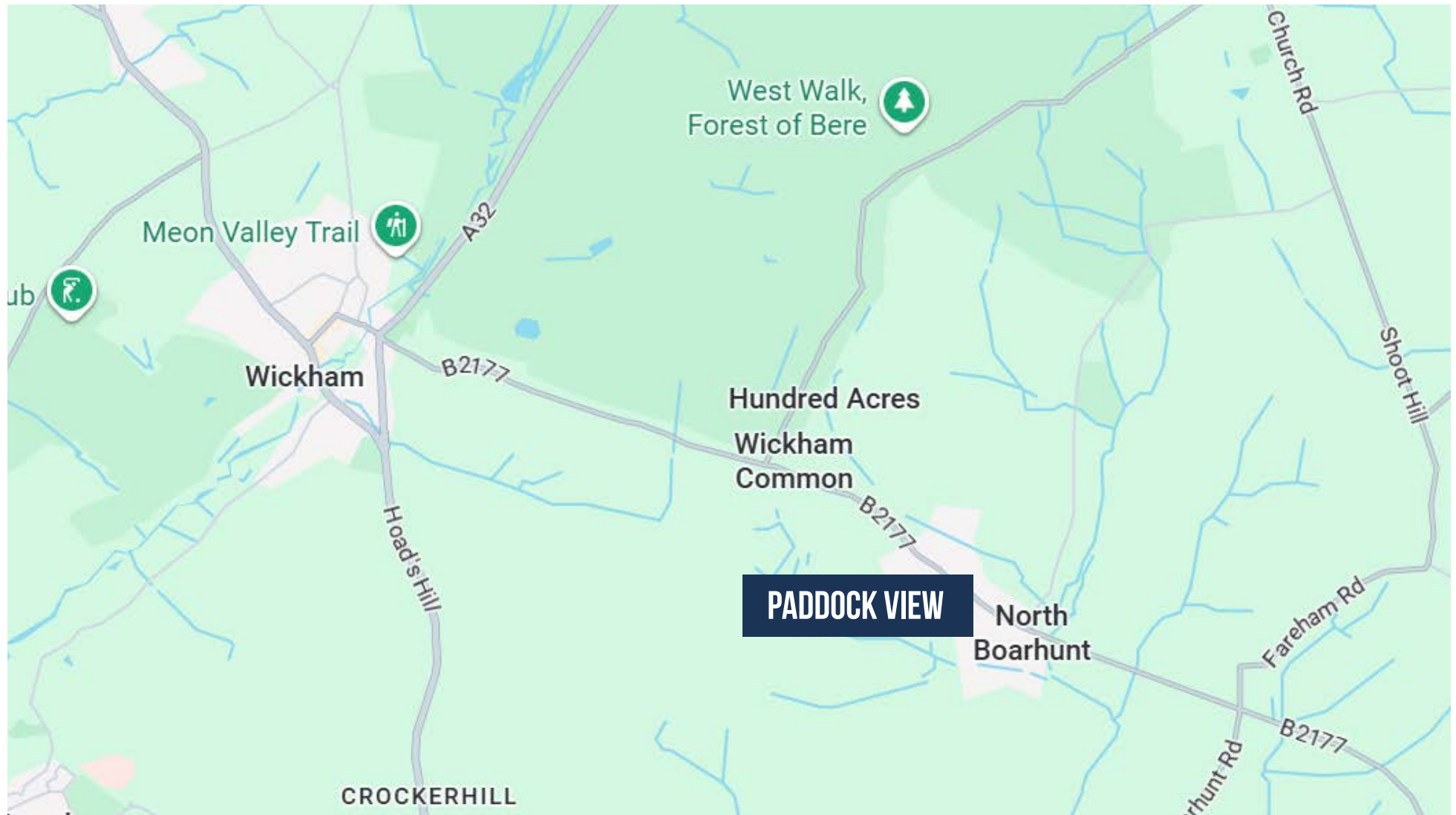
Annex Ground Floor



Annex First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area, openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

MAP



The logo for Connells, featuring the word "Connells" in white, sans-serif font on a red rectangular background.

Connells

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