

Connells

HUNTERS MOON

Prices from £1,600,000

Hunters Moon, North Boarhunt,
Fareham, PO17 6JW



HUNTERS MOON

Welcome to “Hunters Moon”, a substantial and beautifully crafted detached home set within the charming village of North Boarhunt. Offering over 4,000 square feet of versatile accommodation, this exquisite residence combines striking architectural features with refined, high-quality finishes throughout.

Privately positioned behind electric gates, the property enjoys a peaceful setting with scenic views over open paddocks to the rear. At the heart of the home lies a showstopping open-plan kitchen, dining and family room—a true hub of the house—flooded with natural light from the lantern-style roof light and expansive bi-fold doors that connect seamlessly to the garden. The sleek contemporary kitchen is fitted with premium appliances and a large central island, ideal for entertaining.

Further living space includes a separate sitting room, designed to house a log burner (please ask for more detail), a ground floor home office, utility room and guest WC. Upstairs, the principal bedroom suite features beautiful rural views, a walk-in dressing area and a luxury en-suite. A second bedroom also enjoys its own en-suite, while three further double bedrooms are serviced by a generous family bathroom.



HUNTERS MOON

A standout feature is the detached double garage with a studio annex above-ideal for multi-generational living, working from home or guest accommodation. Within the Annex there is an option to add a kitchenette, with a fully functional bathroom fitted to suit home office or independent living needs.

The mature gardens and spacious plot enhance the sense of privacy and serenity.

“Hunters Moon” represents a rare opportunity to acquire an elegant countryside home with space, flexibility and refinement in equal measure Paddock View delivers the rare combination of space, specification and location - an ideal countryside home with no compromise on modern comfort.



KEY FEATURES

- Over 4,000 sq ft of living space
- Five spacious bedrooms
- Three bathrooms plus ground floor WC
- Stunning open-plan kitchen/living/dining room
- Bi-fold doors to rear garden with paddock views
- Lantern-style roof light above kitchen area
- Separate sitting room with log burner
- Ground floor study
- Separate utility room
- Master suite with dressing area and luxury en-suite
- Second bedroom with en-suite
- Detached double garage with studio annex above
- Gated driveway with ample parking
- Beautiful rural location in North Boarhunt



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

Hunters Moon offers an uncompromising specification, combining contemporary comfort, luxury design, and future-ready efficiency. Every element has been carefully curated to deliver both style and substance.

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:

- Kitchen - By Premium German Brand “Kutchenhaus”
- NEFF Integrated Appliances including:
 - Electric Fan assisted Oven with Integrated Microwave
 - Induction Hob with Flush-Fit Extractor
 - Hot Plate Warming Drawer
 - Large Integrated Fridge & Separate Large Freezer
 - Integrated Dishwasher
 - Wine Fridge
- Boiling Water Tap: Quooker tap
- Tinted mirrored glass splashbacks
- Striking Ceramic Waterfall Island Worktop
- Soft close and handleless design cabinetry
- Under-Counter LED Lighting with Ambient control settings

- Utility Area with plumbing/space for washing machine & tumble dryer and fitted utility sink

Bathrooms & En Suites

- Ensuites providing Luxurious Walk-In Double Showers with rainfall heads and low-threshold trays
- Glass Shower Screens with hand-held shower option to the bath in the Family bathroom
- Gloss Wall Tiles paired with matching matt non-slip porcelain floor tiles
- Lit Vanity Mirrors and Chrome Heated Towel Rails
- Vanity Sink Units with concealed cistern WCs
- Corner Shower with Rainfall Head in family bathroom

Flooring & Doors

- Porcelain High-Gloss Tiling to bathrooms and ground floor areas where specified
- Soft-Tone 80/20 Wool Twist Carpet to bedrooms and landing and other areas where specified
- LVT Walnut Flooring in entrance hallway for warmth and durability
- Walnut Veneer Internal Doors with brushed chrome furniture

SPECIFICATION

Living Areas

- Custom-Built Fireplace surrounds designed to house log burners (with full flue capability)
- Bi-folding Doors leading out from the open-plan kitchen/diner/family room
- Decor: Smooth flat white emulsion to walls and ceilings with satin woodwork

External Specification

- Electric Gated Entrance with App-Controlled Door Entry System
- Detached Double Garage with Tamper Alarm Compatibility
- Indian Sandstone Patios to rear garden areas
- Grey Marble Chip/Part-Block Driveway
- Ambient LED Landscape Lighting to property and driveway
- Rear Gardens Laid to Lawn and enclosed
- Burglar Alarm System installed for peace of mind

Heating

- EPC Rating: B
- DAIKIN Air Source Heat Pump providing renewable energy
- Zoned Underfloor Heating to entire ground floor
- Traditional Radiators to the first floor for balanced heat distribution



ROOM MEASUREMENTS

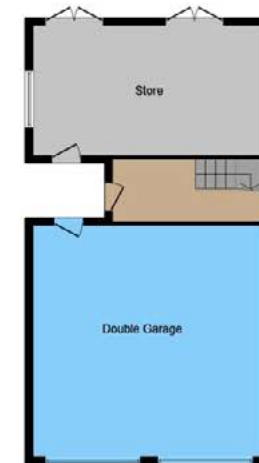
- Kitchen/ Family room - 38.5 max x 23.1 max
- Utility room - 10.4 x 9.10
- Lounge - 19 max x 19 max
- Study/ Playroom - 15.8 x 10.4
- Bedroom 1 - 19.1 x 12.10
- Dressing room - 9.2 x 8.2
- Bedroom 2 - 15.9 x 11.5
- Bedroom 3 - 15.8 x 9.5
- Bedroom 4 - 13.8 x 9.4
- Bedroom 5 - 13.7 x 9.4
- Double Garage - 20.8 x 20.8 Store - 20.8 x 11.10
- Annex over garage - 41.1 x 13.7



Ground Floor



First Floor



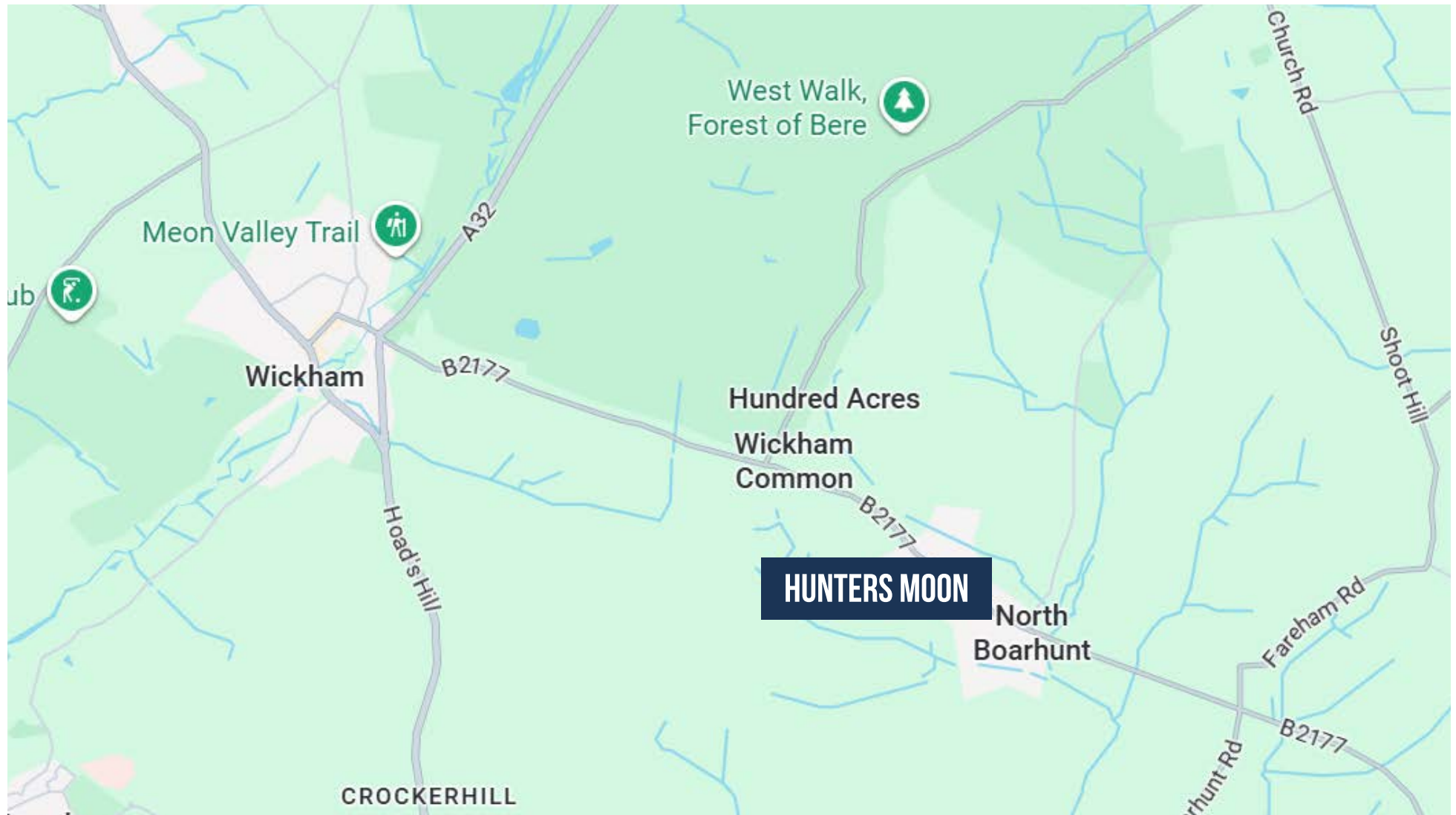
Garage Ground Floor



Garage 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



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