



3 Copse View, Burrage, Southampton, SO31 1ZJ

Asking Price £995,000



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W&W are delighted to offer for sale this brand new Cala Homes 'Willow' designed five bedroom detached family home. The property enjoys five bedrooms, three reception rooms, impressively sized open plan kitchen/dining/family room, utility room, downstairs cloakroom, main bathroom & two modern en-suites. The property also benefits from a rear landscaped garden, garage, carport and driveway parking.

The Willows is an exclusive collection of 3, 4 & 5 bedroom detached homes in the established and welcoming village of Burrridge. Nestled in a rural enclave close to the flowing waters of the River Hamble, yet with the M27 just minutes away for Southampton and Portsmouth, in Burrridge you'll truly enjoy the best of both worlds. And with the desirable village of Warsash located just 4 miles away, you'll never have to travel far to enjoy all that an idyllic rural lifestyle offers. Together with plentiful amenities and a good range of schools





Impressively sized brand new five bedroom detached family home

Largest house type on the development- impressive square footage

Three reception rooms

Impressive open plan kitchen/dining/family room

Quartz kitchen worktops with matching upstands

Bifold doors from the kitchen/dining room opening out onto the garden

Fully integrated kitchen with Bosch appliances

Utility room from the kitchen

Main bedroom with walk in dressing room & modern en-suite shower room

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

Four additional bedrooms

Modern main bathroom comprising four piece suite

Lawned rear garden with patio

Garage, car port and driveway parking

Electric car charging point & air source heat pumps

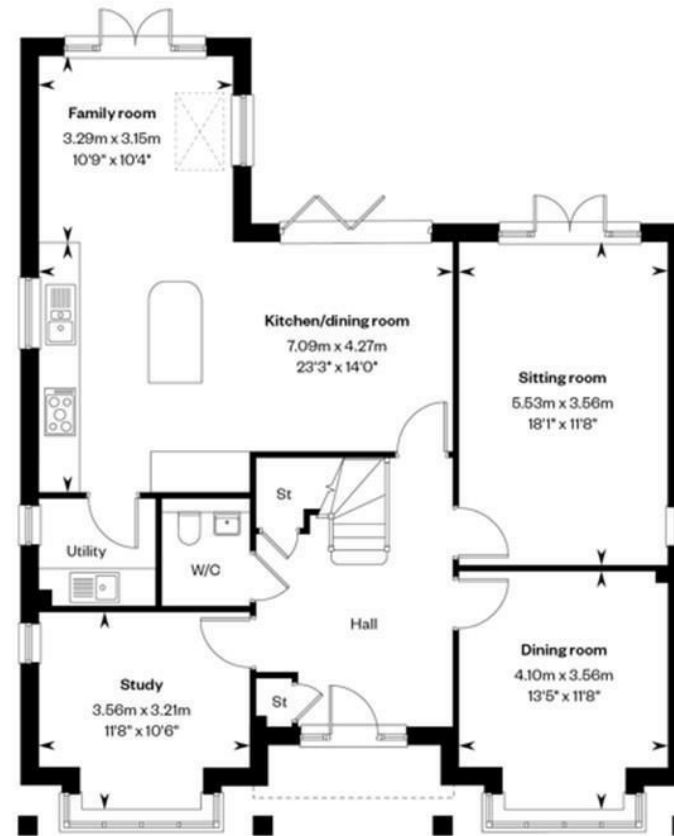
Estate management charge approx. £459.55 PA

All-inclusive specification throughout

The images used are CGI and for representation purposes only

Wildlife friendly measures including bee boxes and hedgehog friendly fencing

Amtico flooring and carpet throughout



Ground floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Council Tax Band - New Build - £ Per Annum

Tenure - Freehold

Current EPC Rating -

Potential EPC Rating -

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