



19 De Port Heights, Corhampton - SO32 3DA

In Excess of £725,000

WHITE & GUARD

# 19 De Port Heights

Corhampton, Southampton

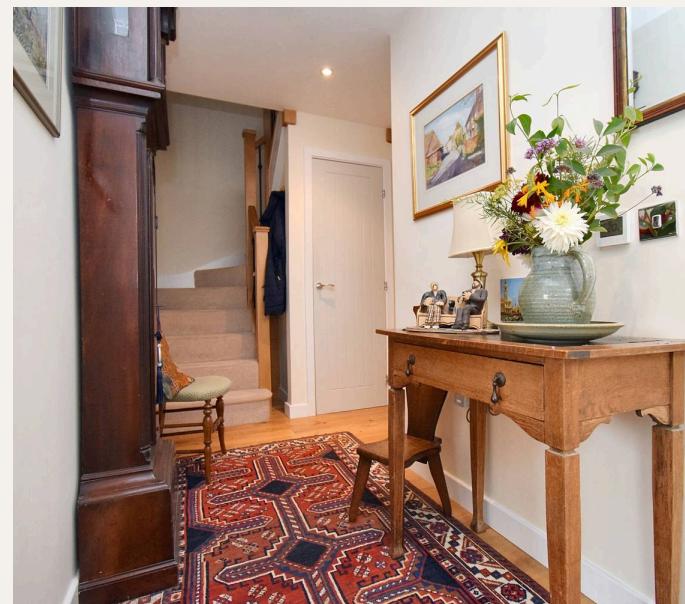
## INTRODUCTION

Positioned within a quiet, modern cul-de-sac in the Meon Valley is this executive five bedroom detached residence. Constructed in just 2019 by the well regarded housebuilder, Country Homes. This outstanding family home offers beautifully appointed accommodation which includes an impressive kitchen dining family room with two sets of bi-folding doors. Furthermore, across the ground floor there is a snug /study, cloakroom and utility room. The first floor provides access to five bedrooms, alongside two bathrooms, while externally there is a double width driveway, garage and a well appointed private rear garden.

## LOCATION

The village is situated in the heart of the Meon Valley in the South Downs Country Park, surrounded by many lovely walks. The property is also within walking distance of the village store, only minutes away from the pretty market town of Bishops Waltham, close to Botley which has a mainline railway station and is also just under half an hour away from the Cathedral City of Winchester, Southampton Airport and all main motorway access routes.

- WINCHESTER COUNCIL BAND F
- FREEHOLD
- EPC RATING B
- EXECUTIVE FIVE BEDROOM DETACHED HOME
- KITCHEN FAMILY DINING ROOM
- SNUG/ STUDY
- ENSUITE AND FAMILY BATHROOM
- DOUBLE WIDTH GARAGE
- BEAUTIFUL LANDSCAPED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING





## INSIDE

A front door opens into a welcoming entrance hall which is laid to oak flooring and benefits from underfloor heating. Stairs lead to the first floor landing, a door to one side provides access to the garden, while internal doors lead to the principal accommodation. Set at the front of the house is a well-proportioned living room / study, which is also laid to oak flooring and has two double glazed windows overlooking the front. Sure to be the hub to this wonderful home is an expansive kitchen, dining family room, offering the perfect space to entertain and enjoy as a family. The well-appointed kitchen comprises a matching range of wall and base level gloss units with striking granite work surfaces over, which incorporate an inset sink and drainer and Bosch induction hob. Further integrated Bosch appliances include a fridge freezer, dishwasher and microwave, while additional granite work surfaces allow for breakfast bar seating. The vast room extends to one side providing a dedicated dining area and a lovely living area complete with log burning fire with exposed brick surround and oak mantle over. The attractive room features two sets of bi-folding doors which open onto the garden, is laid to grey slate effect flagstone tiled flooring and is complete with underfloor heating. A purposeful utility room can be found off the kitchen and provides fitted worktops, sink and drainer and an integrated Bosch washer dryer. Completing the ground floor accommodation is a cloakroom WC, conveniently located off the hallway.



The first floor landing leads to all bedrooms and a well appointed family bathroom. The impressive 19ft master bedroom has fitted wardrobes and a modern en-suite shower room, bedrooms two and three are also good size double rooms and again benefit from fitted wardrobes. The fourth and fifth bedrooms are nicely sized and well-presented single rooms. The four piece family bathroom suite has a panel enclosed bath, enclosed shower cubicle, WC, vanity wash hand basin and heated towel rail.

## OUTSIDE

To the outside there is a block paved double width driveway which in turn provides vehicular access to 18ft 4 garage which has both power and lighting. The delightful rear garden has been landscaped to an excellent standard and offers patio and stone seating areas, a well maintained lawn which is enclosed by a range of mature and established plant and borders, alongside a pergola, garden shed and air source heat pump

## Agents Note

Please note our client has advised us that the property is subject to a monthly estate charge of £150 PCM.

## Services:

Mains water and electric. Private drainage and heating is provided through an air sourced heat pump.

## Broadband:

Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

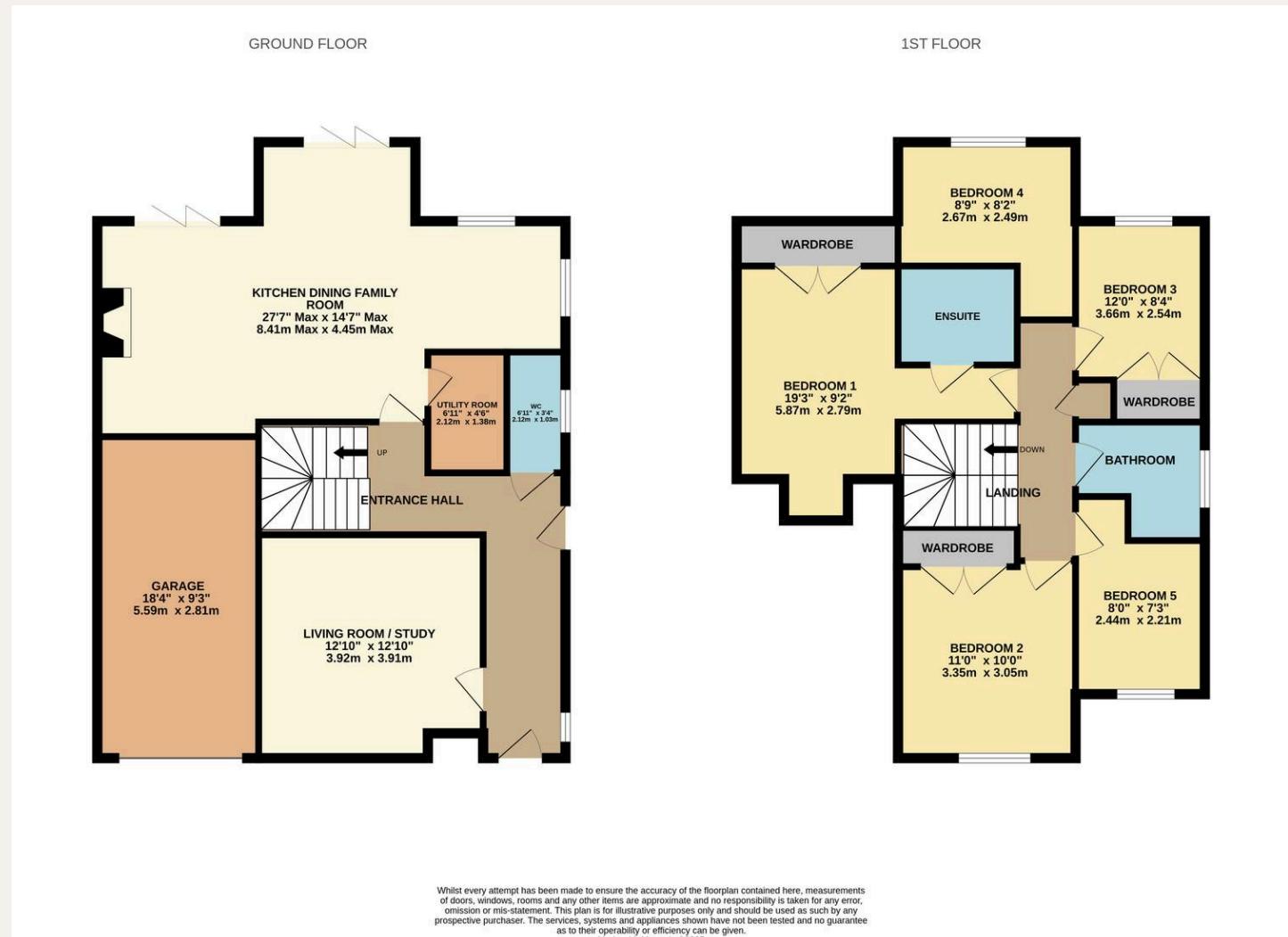
## ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

## DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



T: 01489 893946

Brook House, Brook Street, Bishops Waltham,  
Southampton, Hampshire, SO32 1AX  
E: bishopswaltham@whiteandguard.com  
W: whiteandguard.com