



Plot 8 Oakwood Place Hill Street | £925,000  
Calmore, Southampton, SO40 2RX



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# Summary

Discover Oakwood Place created by Dugan Homes, an exclusive collection of just nine detached homes, offering a choice of two, three, four and five bedrooms. Perfectly positioned in the Hampshire countryside, this stunning new development combines modern living with rural charm.

Contact Henshaw Fox to arrange an appointment to visit the showroom or for further information.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 831.41 SQ FT / 77.24 SQ M  
FIRST FLOOR = 831.41 SQ FT / 77.24 SQ M  
TOTAL = 1662.82 SQ FT / 154.48 SQ M  
(EXCLUDING DOUBLE CARPORT)  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1297860)

# Features

- An impressive and attractive detached family home
- Four generous double bedrooms
- A luxury ensuite to the principal bedroom complemented by a family bathroom and ground floor cloakroom
- A spacious open plan kitchen and dining area with French doors to the private garden
- Separate sitting and study
- A generous corner plot with landscaped gardens and Indian sandstone patio area.
- Off road parking, double car barn and electric car charging point
- A residents management company will maintain communal areas, the sewage treatment plant and window cleaning
- Central heating via an air source heat pump
- All homes come with a 10 year Build Zone Warranty

# EPC Rating

Energy Efficiency Rating  
Current  
Potential

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## Accommodation

This imposing and attractive detached family home is positioned on one of the largest plots, nestled in the far corner of the development offering four generous double bedrooms with a luxury en-suite to the principal room as well as a family bathroom and ground floor cloakroom. The spacious open plan kitchen and dining area overlook the private gardens via French doors to a patio area, perfect for entertaining. The stylish kitchen enjoys a full range of integrated appliances and a utility room. A separate sitting room is accessed from the spacious entrance hall with a study opposite. Generous landscaped and private gardens are laid to lawn and include a patio seating area perfect for entertaining. Ample off road parking is available as well as a double car barn.

## Heating

Air Source heat pump

## Parking

Off road parking and double car barn with EV charging point

## Location

Oakwood Place is conveniently situated on Hill Street, a quiet and leafy country lane nestled in the Hampshire countryside on the outskirts of Totton, offering a convenient blend of suburban calm and excellent local amenities. Families will appreciate the selection of reputable local schools and local amenities with the market town of Romsey and the village of Lyndhurst equidistant. Outdoor enthusiasts also benefit from Totton's proximity to the New Forest National Park, which lies only a short drive away and offers extensive opportunities for walking, cycling and leisure. Transport links from Hill Street are a particular advantage. Totton railway station provides direct connections to Southampton, Salisbury, and London via the South West Main Line, while easy access to the A35 and M27 ensures smooth road travel across the region. Southampton city centre, with its shopping, culture, and employment hubs, is only minutes away. Quiet yet exceptionally well-connected, Hill Street is an appealing location for families, commuters, and anyone seeking a balanced lifestyle close to both countryside and city conveniences.

## Completion Timescales

Anticipated completion for phase one (plots 1 - 5) tbc

Anticipated completion for phase two (plots 6 - 9) tbc

## Management Company

A residents management company will be set up to maintain all communal areas, the private drainage and window cleaning.

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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