Plot 4, Oakwood Place Hill Street | £525,000

Calmore, Southampton, SO40 2RX

Henshaw Fox

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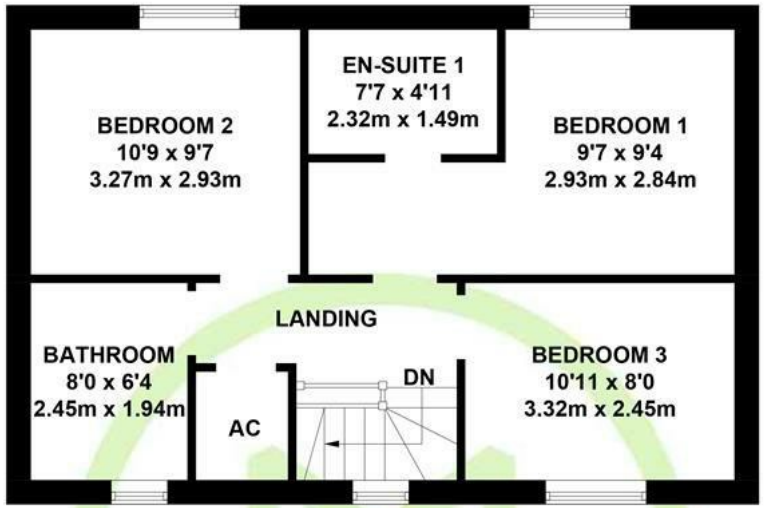

FIRST FLOOR

GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 501.06 SQ FT / 46.55 SQ M
FIRST FLOOR = 501.06 SQ FT / 46.55 SQ M
TOTAL = 1002.12 SQ FT / 93.10 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1259270)

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.

Features

- An impressive and attractive detached family home
- Three generous 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 and separate sitting room
- Stylish fitted kitchen with an extensive range of integrated appliances and pantry
- Landscaped gardens with Indian sandstone patio area. Off road parking bays
- 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 attractive detached family home offers three generous bedrooms with a luxury en-suite to the principal room as well as a family bathroom and ground floor cloakroom. The impressive open plan kitchen and dining area over look the private gardens via French doors and box bay window flooding this social space with light. The stylish kitchen enjoys a full range of integrated appliances and a pantry. A separate sitting room is accessed from the spacious entrance hall. Landscaped and private gardens include a patio seating area with parking for 2 vehicles.

Heating
Air Source heat pump

Parking
Off road parking for 2 vehicles

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) is January 2026
Anticipated completion for phase two (plots 6 - 9) Is April 2026

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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