

STAMP DUTY INCENTIVE



Addison
ESTATE AGENTS



Middlewood House 377a Hunts Pond Road, Titchfield
£600,000 Freehold


Now complete and ready for immediate occupation, Middlewood House is one of just two substantial four bedroom detached homes, thoughtfully designed and built by a local family run developer. Situated on the outskirts of the sought after village of Titchfield, these properties offer a rare blend of contemporary style, energy efficiency, and practical family living.

Each home features a generous open plan kitchen, dining, and living space that spans the rear of the property, perfect for modern lifestyles and entertaining. Aluminium bifold doors open onto landscaped gardens with a patio and lawn creating a seamless connection between indoor and outdoor living. A separate front sitting room with a large window to front & side provides a cosy retreat, while a dedicated study, utility room, and downstairs WC complete the ground floor.

Upstairs, four well proportioned bedrooms offer comfortable accommodation. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms share a luxurious four-piece family bathroom. The property is equipped with full fibre broadband and designed with sustainability in mind, incorporating Samsung R32 air source heat pumps, underfloor heating to the ground floor, radiators upstairs, six solar panels per property, and EV charging points.

The kitchen is fitted with Howdens Clerkenwell cabinetry, white marble effect worktops, a central island, and fitted appliances including a downdraft extractor, integrated dishwasher, and fridge-freezer. Interior finishes feature a sleek black theme with herringbone flooring, a porcelain patio, and USB sockets in all main rooms.

Externally, the property provides three private parking spaces, including an oak-framed carport with power, lighting, and a living green roof. The driveway is finished in grey block paving and bordered with laurel planting, enhancing the homes' kerb appeal.

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

Further Information

Local Council:

Council Tax Band:

E

Amount Payable for 2025/2026:

Add Text here

Estate Management Charge:

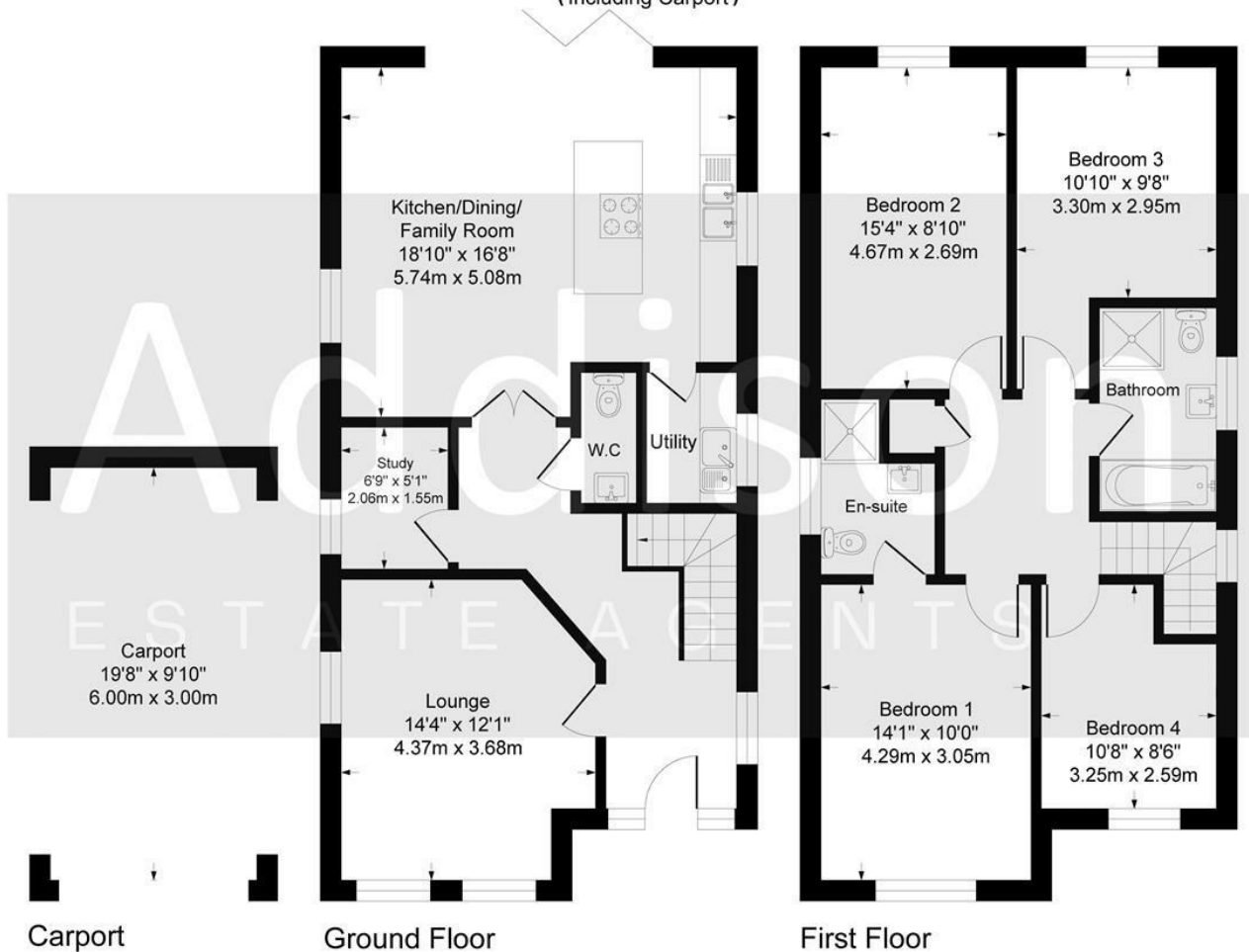
TBC



Approximate Gross Internal Area

1570 sq ft - 145 sq m

(Including Carport)



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

- Newly completed and ready for immediate occupation
- One of two substantial four-bedroom detached homes built by a reputable local family-run developer
- Located on the outskirts of the sought-after village of Titchfield
- Spacious open-plan kitchen, dining, and living area with aluminium bifold doors to the garden
 - Separate front sitting room with dual-aspect windows
- Dedicated study, utility room, and downstairs WC for added practicality
- Principal bedroom with en-suite plus a luxury four-piece family bathroom
- Energy-efficient features including solar panels, air source heat pump, underfloor heating, and EV charging
- High-spec kitchen with central island and many fitted appliances
- Three private parking spaces including an oak-framed carport with power, lighting, and a living green roof



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