



11 De Port Heights, Corhampton - SO32 3DA

Guide Price £500,000 - £540,000

WHITE & GUARD

11 De Port Heights

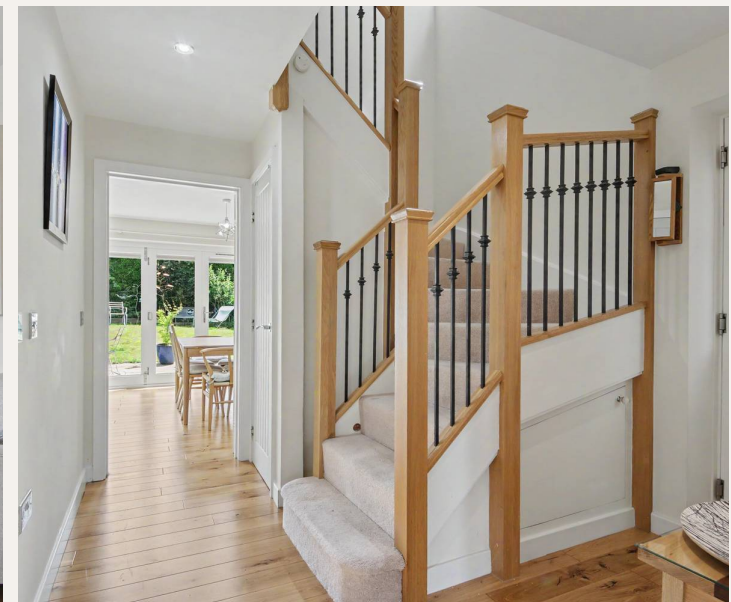
Corhampton, Southampton

Nestled within an exclusive and highly desirable close in the heart of the Meon Valley, this outstanding detached residence offers a rare opportunity to experience contemporary country living in the breathtaking setting of the South Downs National Park. The property is ideally situated just a short stroll from Meon's post office and village store, as well as two village pubs: The Bucks Head in Meonstoke and The Shoe at Exton. Combining elegant design, energy-efficient technology and beautifully balanced accommodation, 11 De Port Heights is perfectly suited to modern family life whilst embracing the charm and tranquility of its idyllic village setting. Constructed in 2017, the property has been thoughtfully designed to create light-filled, versatile living spaces that seamlessly connect with the outdoors. Stylish interiors, quality finishes and carefully considered details throughout provide an immediate sense of comfort and refinement, while the combination of solar panels, Tesla battery storage, air source heat pump and underfloor heating delivers impressive energy efficiency and notably affordable running costs.

LOCATION

Corhampton is one of the Meon Valley's most desirable villages, set within the beautiful South Downs National Park. Surrounded by rolling countryside and scenic walking routes including the Meon Valley Trail, Old Winchester Hill and Beacon Hill, the village offers an exceptional rural lifestyle with a strong sense of community. Despite its peaceful setting, Corhampton is well connected, with Bishop's Waltham nearby for everyday amenities, while Winchester, Southampton and Portsmouth are all within easy reach, along with mainline rail links to London.

- EPC RATING B
- FREEHOLD
- WINCHESTER COUNCIL BAND E





INSIDE

The accommodation has been beautifully appointed throughout, blending modern finishes with warm, characterful touches to create a home that feels both stylish and inviting. A welcoming entrance hall with elegant oak flooring immediately sets the tone, leading through to a superb sitting room centred around a striking brick fireplace with wood-burning stove — an ideal retreat for cosy evenings during the winter months.

Undoubtedly the heart of the home is the impressive kitchen/breakfast room, thoughtfully designed for both entertaining and everyday family life. Flooded with natural light and featuring bifold doors opening directly onto the garden, this exceptional space effortlessly connects indoor and outdoor living. The contemporary kitchen is fitted with a comprehensive range of integrated Bosch appliances, quartz work surfaces and a substantial peninsular unit, creating a highly functional yet beautifully sociable environment.

The first floor continues the home's sense of quality and comfort. The principal bedroom enjoys its own dressing area and stylish en suite shower room, creating a calm and luxurious sanctuary. Two further bedrooms are well proportioned and served by a beautifully appointed family bathroom featuring both bath and separate shower.

Throughout the property, modern conveniences including underfloor heating, double glazing, attractive fitted bathrooms and high-quality finishes enhance the overall feeling of effortless contemporary living.

OUTSIDE

The property enjoys an attractive approach via a brick-paved driveway providing private parking alongside a neatly landscaped front garden bordered by mature hedging. To the rear, the garden has been carefully designed to provide a peaceful and private outdoor setting, ideal for relaxing, entertaining or enjoying family time. A generous paved terrace creates the perfect space for al fresco dining and summer gatherings, while the lawn and raised borders offer a soft, established backdrop with plenty of room for children or pets to enjoy. Practicality has also been carefully considered, with side access, external power points, outside tap and garden shed all adding everyday convenience.



Further enhancing the property's appeal is the impressive eco-conscious technology package, including fifteen solar panels, Tesla battery storage and an air source heat pump, combining sustainability with long-term efficiency and reduced running costs.

Services:

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

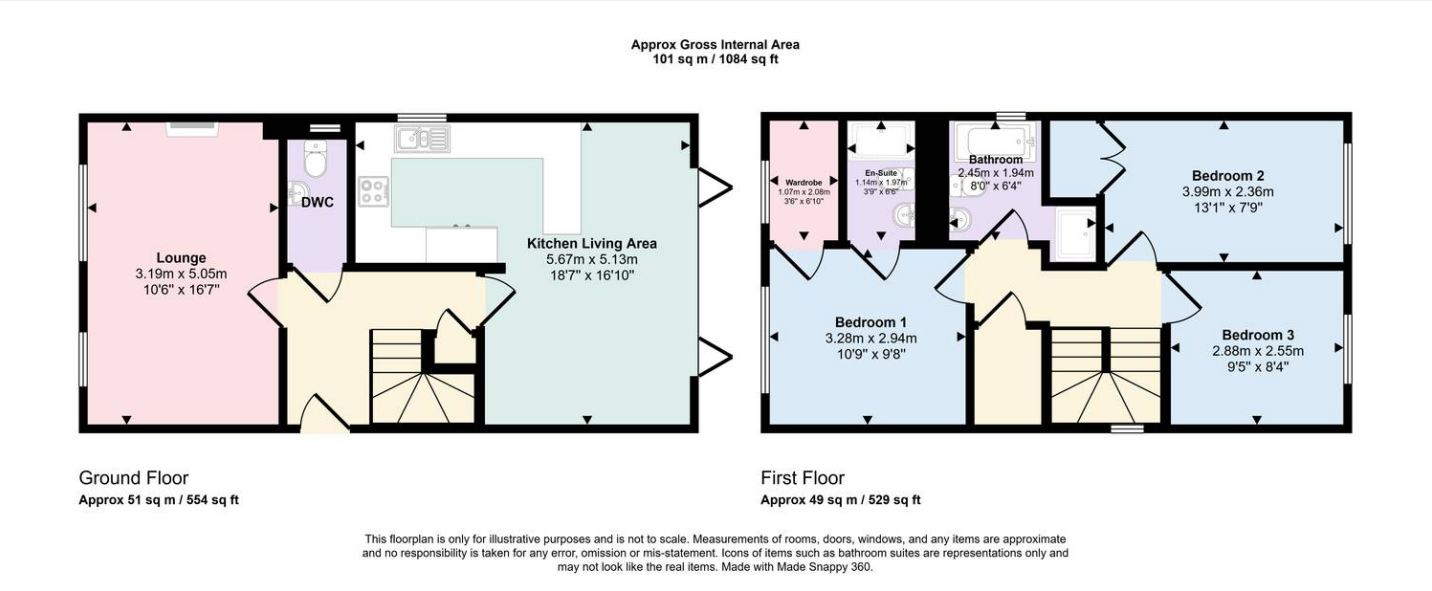
Broadband: Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Agents Note: Please note our client has advised us that the property is subject to a monthly estate charge of £100 PCM.

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 £40 + VAT for these checks 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 £40 + VAT for these checks 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.



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