



Connells

Paddock View North Boarhunt
North Boarhunt Fareham

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North Boarhunt Fareham PO17 6JW

for sale guide price
£1,250,000



Property Description

Paddock View is a beautifully designed four-bedroom detached residence located in the desirable village of North Boarhunt. Offering approximately 3,500 square feet of generously proportioned accommodation, this impressive home has been thoughtfully crafted for modern family living while embracing its rural surroundings.

Approached via a private driveway and set back from the lane, the property boasts a commanding presence with landscaped gardens to the front and rear, and breathtaking views over open paddocks - the inspiration behind its name.

At the heart of the home is a magnificent open-plan kitchen, dining and family room. Designed for both everyday life and entertaining, this light-filled space features bi-fold doors to the rear garden and a vaulted ceiling with roof lights above the kitchen. The bespoke kitchen is fitted with high-end appliances, a central island with waterfall worktops.

A separate sitting room offers a peaceful retreat with a feature fireplace, and a ground floor study provides the perfect work-from-home solution. A spacious utility room and guest cloakroom complete the ground floor.

Upstairs, the principal bedroom suite enjoys panoramic rural views, a walk-in dressing area, and a luxury en-suite. Three further double bedrooms and a stylish family bathroom complete the first floor.

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The property includes a detached double garage with ample parking and has been constructed with energy efficiency in mind, including an air source heat pump and EPC rating B.

Paddock View delivers the rare combination of space, specification and location - an ideal

countryside home with no compromise on modern comfort.

Specification Details

Energy Efficiency & Heating

- EPC Rating B
- DAIKIN Air Source Heat Pump
- Zoned underfloor heating to the ground floor
- Traditional radiators to the first floor

Kitchen & Utility

- Bespoke kitchen by premium German brand "Kutchenhaus"
- NEFF appliances including:
 - Double oven with integrated microwave
 - Induction hob with extractor
 - Hot plate warming drawer
 - Large integrated fridge and separate freezer
 - Integrated dishwasher
 - Waterfall-edge ceramic island worktop
 - Quooker boiling water tap
 - Tinted mirrored glass splash backs
- LED under-counter lighting with ambient setting function
- Utility room with sink and plumbing for washer/dryer

Bathrooms

- Double walk-in showers with rainfall heads in en-suites
- Gloss wall tiles with matching matt non-slip floor tiles
- Concealed cistern WCs
- Lit vanity mirrors and chrome heated towel rails
- Bath and hand-held shower and Glass shower screen in the family bathroom
- Vanity sink units with integrated storage

Finishes & Fixtures

- LVT wood effect walnut flooring to entrance hallway
- High-gloss porcelain floor tiles to the open plan kitchen/diner/family room
- 80/20 soft tone wool carpets to bedrooms and sitting room
- Walnut veneer internal doors with brushed chrome hardware
- Glazed French doors leading from kitchen/family area to the sitting room
- Satin wood finish to internal woodwork and skirting

Security & Exterior

- App-controlled electric gated access
- Tamper alarm system with alert capability to garage
- Detached double garage with electric door
- Ambient garden and driveway lighting
- Rear garden laid to lawn
- Indian sandstone patio
- Partially block-paved driveway and grey marble chip detail

Room Measurements

Kitchen/ Family room - 19 max x 13.1 max

Utility room - 13.1 x 9.3

Lounge - 19 max x 13.1 max

Study/ Playroom - 13.1 x 9.2

Bedroom 1 - 16 x 12

Dressing room - 9.11 x 7.8

Bedroom 2 - 13.1 x 9.3

Bedroom 3 - 13.1 x 9.4

Bedroom 4 - 13.1 x 9.4

Double Garage - 20.8 x 20.8

Store - 20.8 x 11.10

Annex over garage - 41.1 x 13.7

Please Note

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19 Market Street
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EPC Rating:
 Exempt

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Tenure: Freehold



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