



Plot 1, Oakwood Place Hill Street | £675,000  
Calmore, Southampton, SO40 2RX





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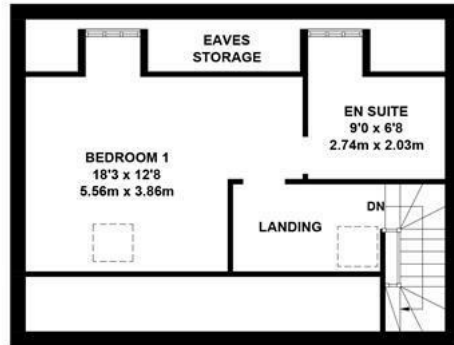
01794 521339 / 02382 541100  
[homes@henshawfox.co.uk](mailto:homes@henshawfox.co.uk)  
[www.henshawfox.co.uk](http://www.henshawfox.co.uk)



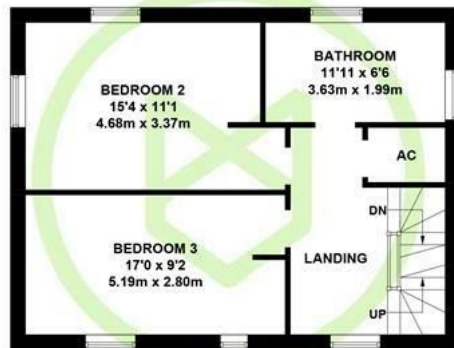
# Summary

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.

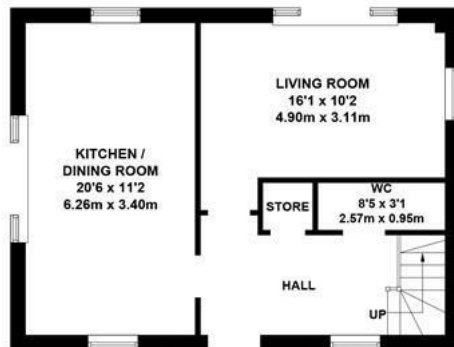
Contact Henshaw Fox to arrange an appointment to visit the showroom or for further information.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 565 SQ FT / 52.5 SQ M  
FIRST FLOOR = 565 SQ FT / 52.5 SQ M  
SECOND FLOOR = 387 SQ FT / 36.0 SQ M  
(EXCLUDING EAVES STORAGE)  
TOTAL = 1517 SQ FT / 141.0 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1259224)

# Features

- Three generous double bedrooms all enjoying a dual aspect
- A luxury ensuite to the principal bedroom completed by a family bathroom and ground floor cloakroom
- An impressive open plan kitchen and dining area with French doors to the private garden
- Stylish fitted kitchen with an extensive range of integrated appliances
- Landscaped gardens with Indian sandstone patio area, ample parking and car barn
- 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

# Plot 1, Oakwood Place, Hill Street, Calmore, Southampton, SO40 2RX

## **Accommodation**

This impressive three storey town house is positioned at the entrance of this exclusive development offering three double bedrooms with ensuite facilities to the principal room, as well as a family bathroom and ground floor cloak room. The stylish kitchen and open plan dining area are complemented by a separate sitting room and spacious entrance hall. Outside there is ample off road parking and a single car barn set within landscaped grounds.

## **Heating**

Air source heat pump

## **Parking**

Extensive off road parking and single car barn

## **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 timescale**

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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