

Plot 3, Oakwood Place Hill Street | £495,000  
Calmore, Southampton, SO40 2RX





LAUNCHING

# Oakwood Place

By Dugan Homes

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Calmore, Southampton, SO40 2RX

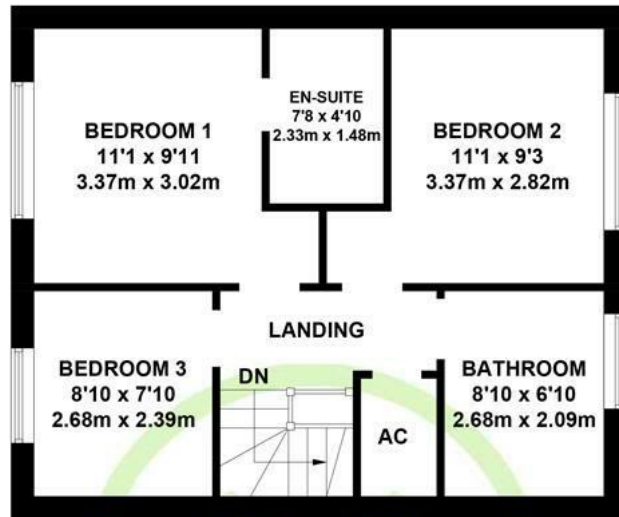
01794 521339 / 02382 541100  
[homes@henshawfox.co.uk](mailto:homes@henshawfox.co.uk)  
[www.henshawfox.co.uk](http://www.henshawfox.co.uk)



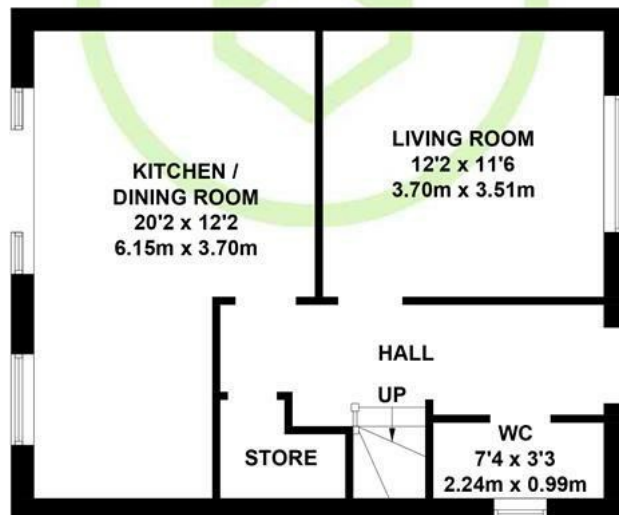
## Summary

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.



**FIRST FLOOR**



**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 489.43 SQ FT / 45.47 SQ M  
FIRST FLOOR = 489.43 SQ FT / 45.47 SQ M  
TOTAL = 978.87 SQ FT / 90.94 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1259269)

## 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
- 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 characterful new build family home offers three generous bedrooms with en-suite facilities to bedroom one, a family bathroom and ground floor cloakroom. A stylish fitted kitchen with integrated appliances and open plan dining area over the gardens via French doors with a separate living room. Two parking bays are available with landscaped gardens including a patio seating area, perfect for entertaining.

## **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.

01794 521339 / 02382 541100

[homes@henshawfox.co.uk](mailto:homes@henshawfox.co.uk)

[www.henshawfox.co.uk](http://www.henshawfox.co.uk)

