



Carnoustie House, Hill Street, Calmore

Offers Over £1,100,000



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Carnoustie House, Hill Street, Calmore

A substantial detached family home extending to over 4,000 sq ft, occupying a secluded plot of just under an acre in a desirable semi-rural setting. Offering versatile accommodation including five/six bedrooms, a study, spacious reception rooms and an impressive modern kitchen/breakfast room, the property is ideally suited to contemporary family living. Outside, beautifully established grounds feature a detached double garage, extensive driveway parking, cinema room, gym and a charming 'secret garden' with a log-burner outbuilding. Combining privacy, space and exceptional lifestyle appeal, this is a rare opportunity to acquire a significant family home in a picturesque woodland setting.

Location

Hill Street is one of the area's most desirable semi-rural addresses, positioned on the fringes of the New Forest National Park. Renowned for its individual detached homes, generous plots and picturesque surroundings, the location offers a unique blend of countryside living and convenience, with Southampton and major transport links all within easy reach.





The Property

Occupying a magnificent plot of just under an acre in a secluded sylvan setting, this substantial family residence extends to over 4,000 sq ft and offers an exceptional blend of space, privacy and contemporary living.

Approached via a generous driveway providing extensive parking alongside a detached double garage, the property is set within beautifully established grounds bordered by mature trees and planting, creating a peaceful semi-rural retreat. Internally, the accommodation is both versatile and beautifully proportioned, focused around an impressive kitchen/breakfast room featuring a large central island, extensive glazing and overhead skylights that flood the space with natural light, whilst providing direct access to the rear gardens. Complementing the kitchen are a formal dining room, a spacious living room and a dedicated study, ideally suited to modern family life and home working.



The first floor provides six well-proportioned bedrooms, all capable of accommodating double beds, including a generous principal suite with a contemporary en-suite shower room. A stylish family bathroom serves the remaining bedrooms, offering ample accommodation for growing families and visiting guests alike.



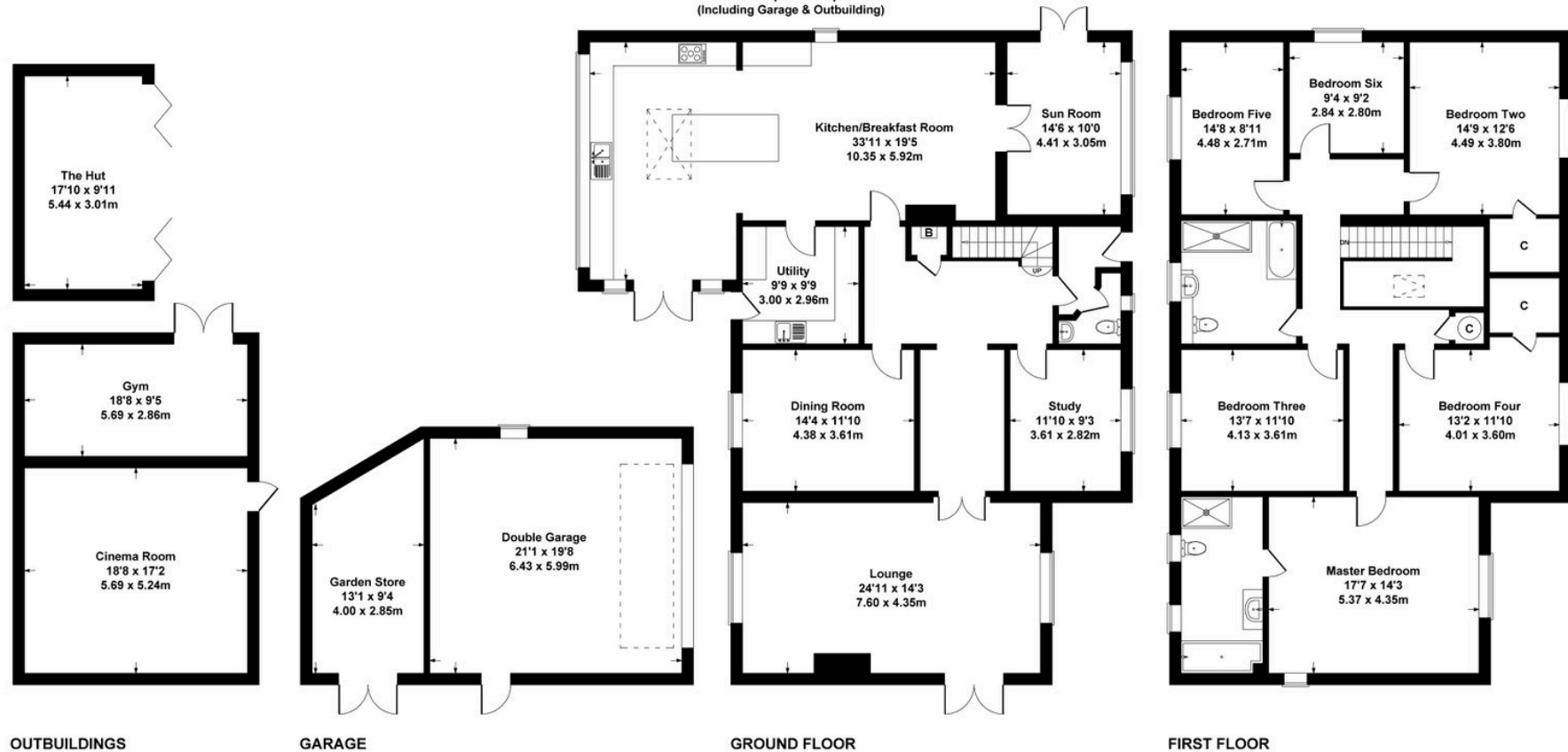
Outside, the grounds have been thoughtfully arranged to create a series of distinct outdoor spaces. A particularly charming 'secret garden' provides a secluded escape and features an attractive outbuilding with a log-burning stove, perfect for entertaining or year-round enjoyment. Further enhancements include a detached cinema room and gym, offering exceptional ancillary accommodation and lifestyle flexibility.

Combining extensive living space, mature grounds, modern conveniences and energy-efficient solar panels, this is a rare opportunity to acquire a substantial family home in one of the area's most desirable semi-rural settings.



Carnoustie House, Hill Street

Approximate Gross Internal Area
4672 sq ft - 434 sq m
(Including Garage & Outbuilding)



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.