



Oak Tree Cottage Trampers Lane, North Boarhunt - PO17 6DG

Guide Price £600,000

WHITE & GUARD

Oak Tree Cottage Trampers Lane

North Boarhunt, Fareham

INTRODUCTION

Tucked away along the sought-after Trampers Lane in the picturesque village of North Boarhunt, Oak Tree Cottage is an exceptional four-bedroom semi-detached home that effortlessly combines timeless character with contemporary family living. Thoughtfully designed throughout, the property offers generous proportions, beautifully balanced living spaces and an enviable setting on the edge of the South Downs National Park. Whether enjoying peaceful evenings beside the wood-burning stove, entertaining in the impressive open-plan kitchen, or embracing the surrounding countryside, this is a home that delivers both comfort and lifestyle in equal measure.

LOCATION

North Boarhunt is one of Hampshire's most desirable semi-rural villages, set on the edge of the South Downs National Park and offering an exceptional balance of countryside living and everyday convenience. The nearby village of Wickham provides a range of independent shops, cafés and amenities, while excellent road and rail links, together with highly regarded schools including Meoncross, Boundary Oak and Wickham Church of England Primary School, make the area particularly well suited to families and commuters alike.

- FOUR-BEDROOM SEMI-DETACHED HOME
- PERIOD CHARM WITH STYLISH MODERN INTERIORS
- SPACIOUS OPEN-PLAN KITCHEN, DINING AND FAMILY ROOM
- COSY SITTING ROOM WITH WOOD-BURNING STOVE
- BEAUTIFULLY PRESENTED THROUGHOUT
- PEACEFUL VILLAGE SETTING WITH EXCELLENT AMENITIES NEARBY
- EDGE OF THE SOUTH DOWNS NATIONAL PARK





INSIDE

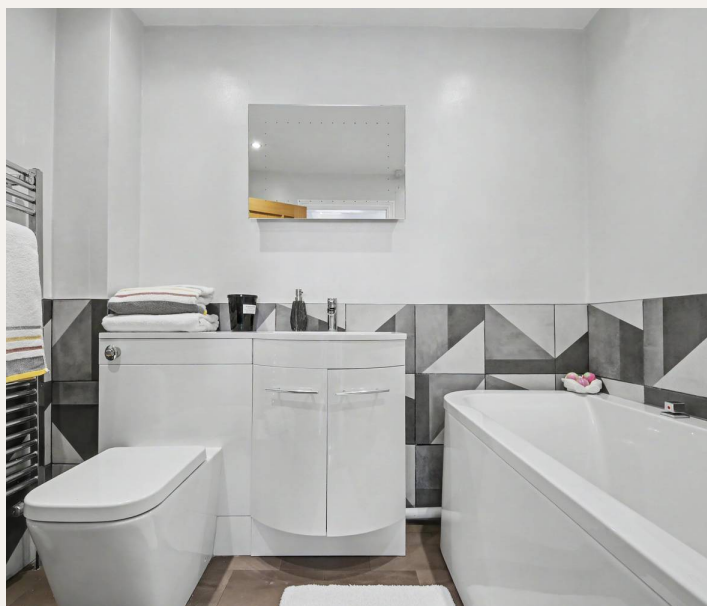
A welcoming entrance hall immediately sets the tone for the home, offering an impressive first impression with ample space currently enjoyed as a reading area and family relaxation zone. Double glazed doors lead into the elegant sitting room, where dual aspects allow natural light to flood the space, complemented by a feature wood-burning stove that creates a warm and inviting atmosphere throughout the seasons.

At the heart of the property lies the superb open-plan kitchen and dining room, designed with both everyday family life and entertaining in mind. Offering an excellent range of integrated appliances, generous work surfaces and extensive storage, the kitchen flows seamlessly into the dining area, where French doors open directly onto the rear patio, creating a wonderful connection between inside and out. A separate utility room provides additional practicality, keeping household essentials discreetly tucked away while offering convenient side access.

The first floor continues to impress with four well-proportioned double bedrooms, providing flexible accommodation for growing families, guests or those working from home. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, all finished to complement the home's welcoming and practical design.

The outside space has been thoughtfully arranged to provide both kerb appeal and practical family living. To the front, a charming picket fence frames the lawned garden, while a private driveway offers convenient off-road parking. The attractive frontage creates an inviting first impression that reflects the quality found throughout the home.

To the rear, the enclosed garden offers a private and peaceful retreat, ideal for entertaining, family gatherings or simply unwinding outdoors. A spacious patio provides the perfect setting for al fresco dining and summer evenings, with steps rising to an established lawn offering plenty of space for children to play or keen gardeners to personalise. A side pathway provides easy access, while the detached single garage, which has been part converted into a quaint summer room, together with additional driveway parking, ensuring the property caters effortlessly to the demands of modern family life.



SERVICES:

Water, electricity, Oil heating system and private drainage are connected.
Please note that none of the services or appliances have been tested by White & Guard.

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

- WINCHESTER COUNCIL BAND E
- EPC RATING D
- FREEHOLD

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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 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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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.