



Lipizzaner Fields | Whiteley | PO15 7BH

Asking Price £650,000



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W&W are delighted to offer for sale this extremely well presented & extended four bedroom detached family home situated in a tucked away position within a quiet cul de sac. Internally, the property boasts over 1700 sq.ft providing four bedrooms, lounge, modern kitchen/breakfast room, dining room, 17'2ft orangery, utility room, boot room, study, cloakroom, modern bathroom & modern en-suite shower room to the main bedroom. Outside, the property benefits from a landscaped rear garden, garage and driveway parking for multiple vehicles.

Lipizzaner Fields is arguably one off Whiteley's most sought after cul de sac locations in the ever popular village, the renowned Whiteley Primary school is just a short walk along with the doctors surgery, local Co Op. Further shops and eateries can be found in the shopping centre just over a mile away. Also easily accessible are the excellent transport links including Swanwick Train Station, A27 & M27.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.







Extremely well presented & extended four bedroom detached family home

Situated in a tucked away position within a highly requested quiet cul de sac

Welcoming entrance hall enjoying attractive tiled flooring flowing into the kitchen/breakfast room, orangery & utility room

Spacious lounge with walk in bay window & double doors opening into the dining room

17'4ft Modern kitchen/breakfast room with high gloss cabinets, granite worktops & breakfast bar

Integrated appliances include fridge/freezer, range style cooker to remain & space for additional appliances

17'2ft Triple aspect orangery with two sets of bi-folding doors opening out to the rear garden & feature skylight lantern window

Utility room providing additional storage & space for additional appliances

Boot room with access into the garage

Downstairs cloakroom



Tenure: Freehold
EPC Rating: TBC
Council Tax Band: E

Main bedroom benefitting from built in wardrobes, twin windows & en-suite

Modern re-fitted en-suite shower room with feature low profile walk in shower cubicle, twin sinks & attractive wall tiling

Three additional bedrooms with one benefitting from built in wardrobes

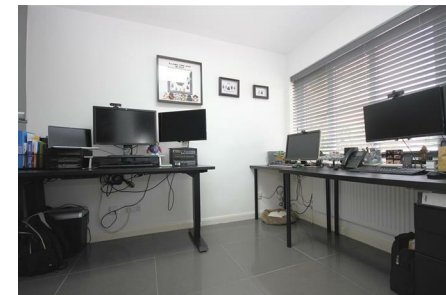
Modern re-fitted main bathroom comprising four piece white suite with attractive wall tiling

Landscaped southerly facing rear garden majority laid to lawn with mature shrubbery/flowers, paved patio areas providing alfresco dining areas

'In our opinion' we feel that the garden offers a great degree of privacy backing onto woodlands

Remainder of garage

Driveway parking for multiple vehicles





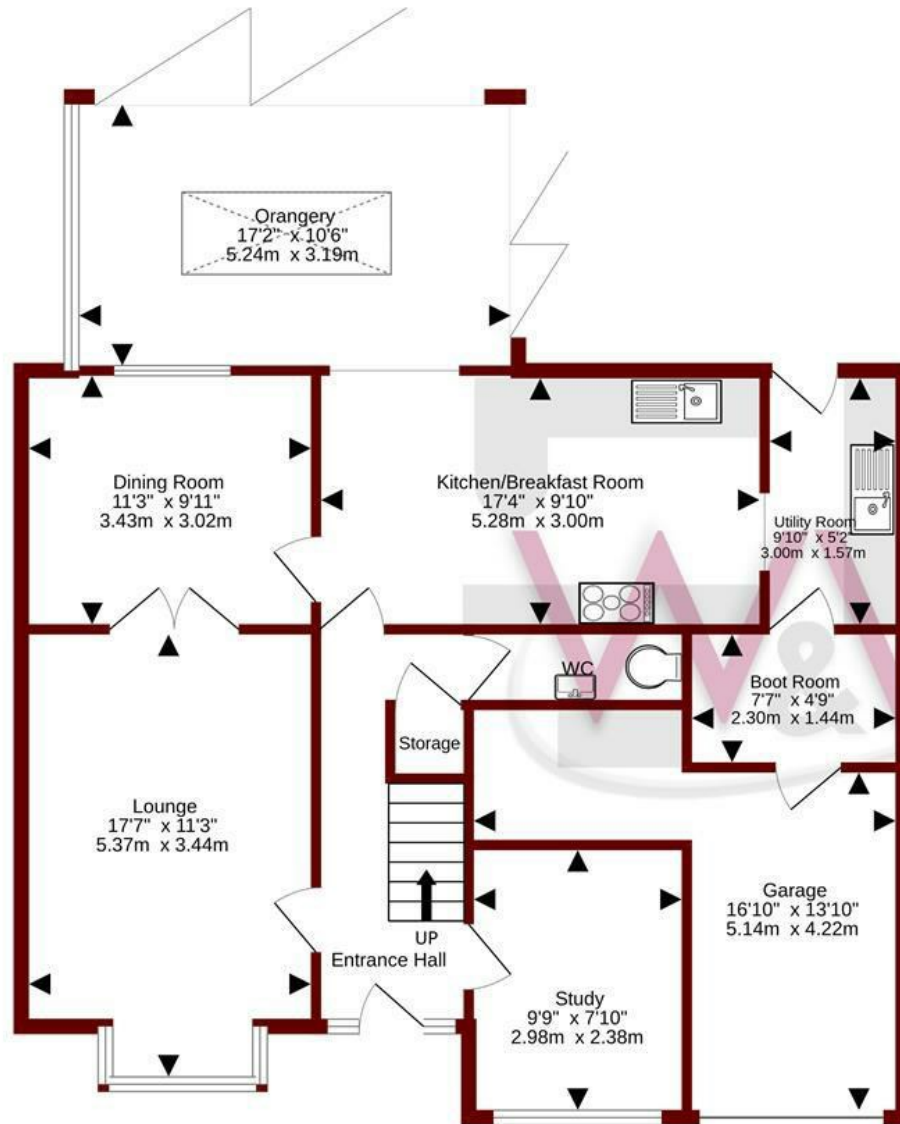
The property is of traditional brick build and is connected to mains drainage, water, electrics & gas. The property enjoys gas central heating with a replacement glow worm boiler

Broadband - There is broadband connected to the property

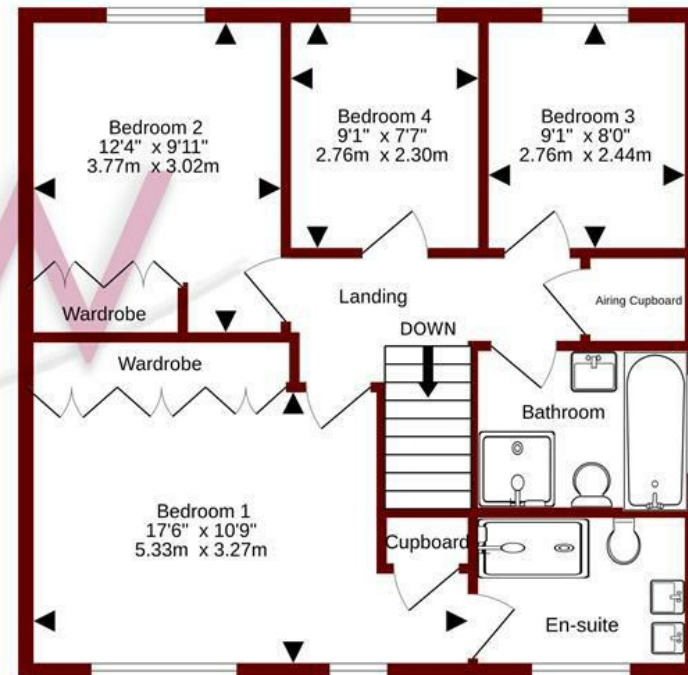
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>

Ground floor
1093 sq.ft. (101.5 sq.m.) approx.

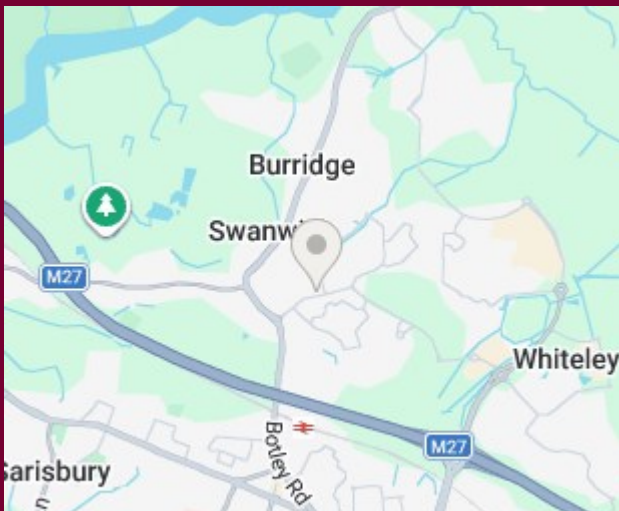


1st floor
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1731 sq.ft. (160.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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