



Bourne View, Trampers Lane, North Boarhunt - PO17 6DH

Guide Price £875,000-£925,000

WHITE & GUARD

Bourne View, Trampers Lane

North Boarhunt, Fareham

INTRODUCTION

Positioned on a generous wrap-around plot, offering an extensive range of secure off-road parking, this exquisite newly built detached home enjoys a highly convenient setting between Fareham and the historic medieval market town of Wickham. The ground floor provides a wealth of luxury accommodation which includes a stunning individually designed kitchen dining room, two further reception rooms, a utility room and ground floor WC. Across the first floor there are three well-proportioned double bedrooms with two en-suites, a family bathroom and study.

Offered for sale with a ten year new homes warranty and are move in ready, viewing comes highly recommended.

Approaching the property, a distinctive rain chain—kusari doi—offers a refined and tranquil alternative to traditional downpipes, gently guiding rainwater in a soft cascade and setting a calming tone on arrival. This sits alongside a sheltered storm porch, softly illuminated to create a warm and welcoming entrance in all seasons.

-
- A SUPERB NEWLY CONSTRUCTED DETACHED HOME OFFERING THREE BEDROOMS
- AN ABUNDANCE OF BEAUTIFULLY APPOINTED LIVING SPACES
- AN IMPRESSIVE, BESPOKE KITCHEN AND DINING ROOM
- TWO RECEPTION ROOMS
- TWO ENSUITES AND FAMILY BATHROOM
- OFFERED FOR SALE WITH A TEN YEAR NEW HOMES WARRANTY
- GENEROUS WRAP AROUND GARDEN
- DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- EPC RATING B
- COUNCIL TAX BAND TBC





INSIDE

Stepping into the entrance hall, the home immediately showcases its craftsmanship and understated luxury. Bespoke carpentry integrates oak-topped storage, seating, and tailored cabinetry, while half-panelled walls add depth and character. Light oak engineered flooring flows throughout, complemented by underfloor heating. A striking oak and glass staircase rises to the first floor, and oak veneer doors lead to the principal living spaces. The cloakroom is finished with a sleek WC, floating basin, and integrated storage.

At the heart of the home is an impressive 30ft open-plan kitchen, dining, and family space, filled with natural light and opening onto the terrace for seamless indoor-outdoor living. The kitchen features painted ash cabinetry, quartz worktops, and an under-mounted ceramic sink with a Quooker instant hot water tap. Integrated Bosch appliances include an oven, microwave, dishwasher, fridge/freezer, induction hob, and wine cooler, while a breakfast bar provides relaxed dining.

Pocket doors lead to the family room, offering flexibility and centred around a bespoke media wall with integrated sound system and recessed electric fireplace. A further reception room provides versatility, with access to both rear and front seating areas, allowing sunlight throughout the day. The utility/boot room mirrors the kitchen's design, with matching cabinetry, laundry space, and direct garden access via a stable door.

Upstairs, a dramatic double-height skylight floods the landing with light. A sliding oak and glass door opens to a study with elevated rural views. The principal bedroom includes a bespoke dressing area and a high-spec en-suite with dual vanity, Mira Platinum Bluetooth shower, and premium finishes. Bedroom two benefits from its own en-suite, while bedroom three is well-proportioned. The family bathroom features a full-sized bath with Mira Mode shower and elegant fittings.



OUTSIDE

Externally, the gardens have been carefully designed to complement the home, with a substantial stone terrace extending across the rear, ideal for entertaining and outdoor dining. A continuous pathway wraps around the property, enhancing accessibility and flow, while the surrounding lawned areas provide a versatile outdoor environment. Additionally, a charming stream runs along the bottom of the garden and can be closed off if desired.

Thoughtfully positioned lighting, power points, and water taps ensure the space is as functional as it is visually appealing, creating an inviting setting to be enjoyed throughout the day and into the evening.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of 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 sold 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.

rightmove **OnTheMarket** **Zoopla**



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.

T: 01489 893946

Brook House, Brook Street, Bishops Waltham,
Southampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

W: whiteandguard.com