



Johnson View | | Whiteley | PO15 7JR

Asking Price £775,000



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W&W are delighted to present this beautifully maintained, five-bedroom detached family home, coming to the market for the first time since its original construction. Nestled in a secluded position at the end of a quiet cul-de-sac, the property offers over 1,900 sq.ft. of versatile living space. The interior features four reception rooms and five bedrooms; two of which include private en-suites. Externally, the home boasts a landscaped tiered rear garden, a detached double garage, and an ample driveway providing significant off-road parking

Johnson View is arguably one of Whiteley's most sought after cul de sac locations, situated in the highly requested 'Leafy Lane' area in Whiteley. The renowned Skylark Golf & Country Club is just a short stroll away providing a restaurant, 18 hole golf course, gym & spa including swimming pool.

### 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.







Five bedroom detached family home situated in a tucked away position within one of the areas most sought after quiet cul de sacs

First time to the market since construction

Welcoming entrance hall enjoying understairs storage cupboard

21'10ft Lounge with walk in bay window, feature centrepiece inglenook brick surround fireplace with inset open fire & patio doors opening out to the rear garden



Kitchen enjoying built in oven and hob with space for additional appliances

Breakfast room with patio doors opening out to the rear garden

Utility room providing additional storage & space/plumbing for additional appliances

Dining room with bandstand window overlooking the rear garden

Dual aspect study with walk in bay window

Downstairs cloakroom

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: G

Main bedroom benefitting from built in wardrobes, walk in dressing room with fitted wardrobes & en-suite

En-suite bathroom comprising four piece suite

Guest bedroom also benefitting from built in wardrobes & en-suite shower room

Three additional bedrooms all benefitting from built in storage

Main bathroom comprising four piece suite

Southerly facing tiered landscaped garden enjoying areas laid to paved patio, lawn with display flower/shrubbery & side access

Detached double garage

Driveway parking for ample vehicles





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

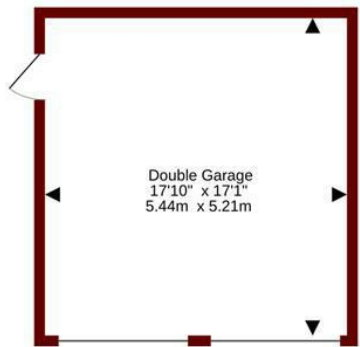
Broadband - There is broadband connected to the property

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

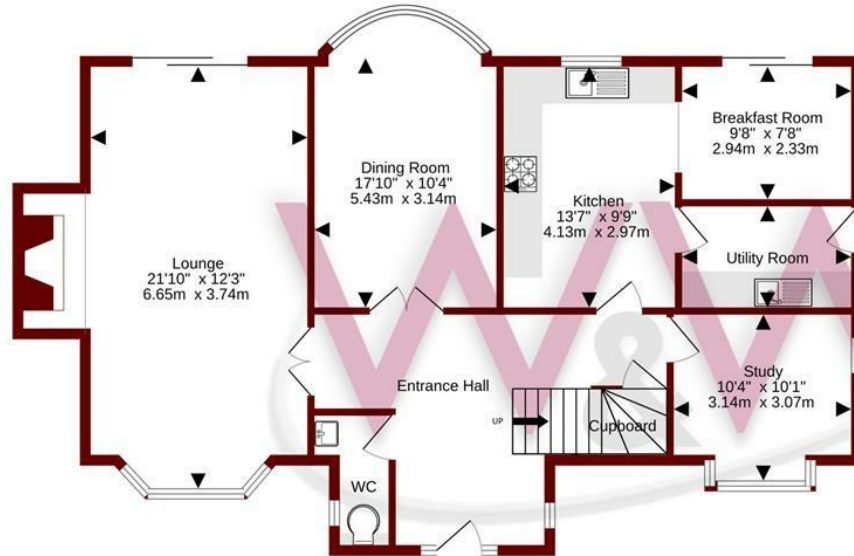
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



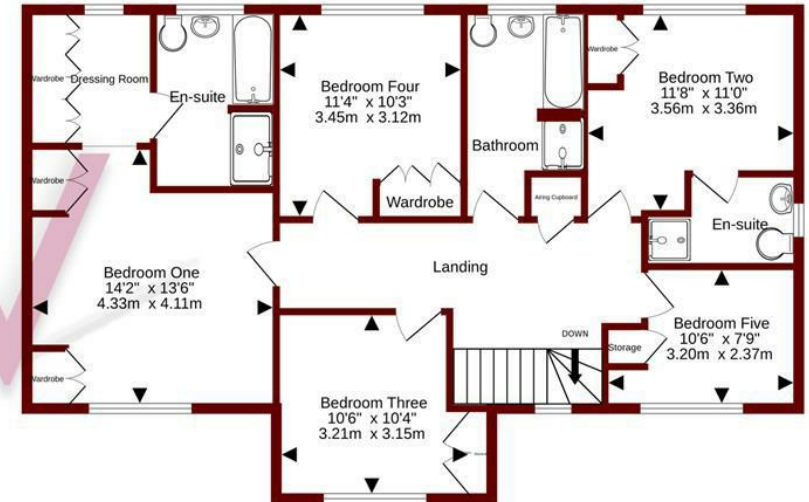
Garage  
306 sq.ft. (28.4 sq.m.) approx.



Ground floor  
1029 sq.ft. (95.6 sq.m.) approx.



1st floor  
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 2304 sq.ft. (214.1 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			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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