

**PLOT 1 WILDBROOK, RALEY ROAD, LOCKS HEATH,
SOUTHAMPTON, SO31 6PD**

NEW HOME



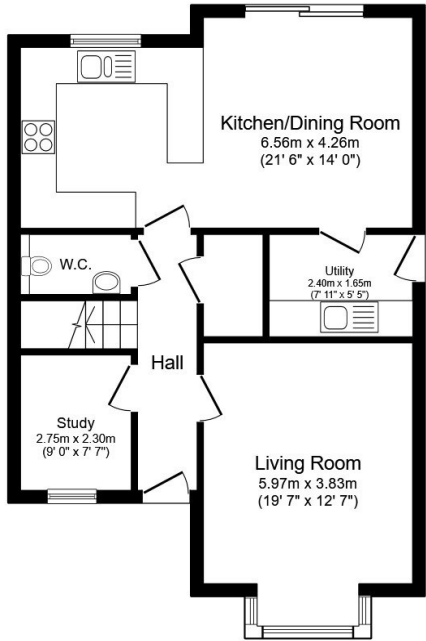
Fabulous opportunity to purchase this bespoke, newly constructed, four bedroom detached family home, finished to a high specification throughout and located in the development of Wildbrook, Locks Heath. Viewing recommended and strictly by appointment only.

This incredible dwelling has been constructed of brick elevations, with rendered features, under a pitched tiled roof by Landwise Ltd, who are locally renowned for combining sought after locations, traditional skills and contemporary designs to create generous and comfortable homes to be proud of. Situated in the highly popular residential location of Locks Heath with excellent transport links, local amenities, popular schooling and a strong community spirit, this superb new build detached property is now available for sale.

The Local Area

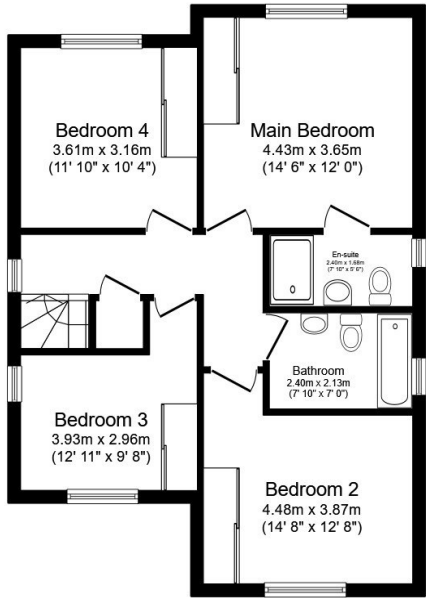
Locks Heath is popular residential suburb in the borough of Fareham, Hampshire and is historically famed for strawberry growing. Neighbouring villages include Sarisbury Green, Park Gate, Warsash and Titchfield Common. Locks Heath boasts a shopping complex where you will find an array of services including a doctor’s surgery, community centre, Post Office, public library, chemist and a public house. Shopping facilities include Waitrose, Iceland and a number of other outlets and independent traders. There is also a range of popular coffee shops, and eateries. Schooling in the area is a particular draw for families, with Locks Heath Infant and Junior Schools being situated in nearby Warsash Road. Brookfield School in Brook Lane is the catchment school for 11–16-year-olds. Locks Heath is also well catered for by pre-schools and nurseries.

The area is served by Swanwick Train Station providing services along the South Coast with connecting travel into London. The M27 motorway is accessed at junction 9 which links the cities of Southampton and Portsmouth.



Ground Floor

Floor Area 72.4 sq.m. (780 sq.ft.)



First Floor

Floor Area 66.8 sq.m. (720 sq.ft.)

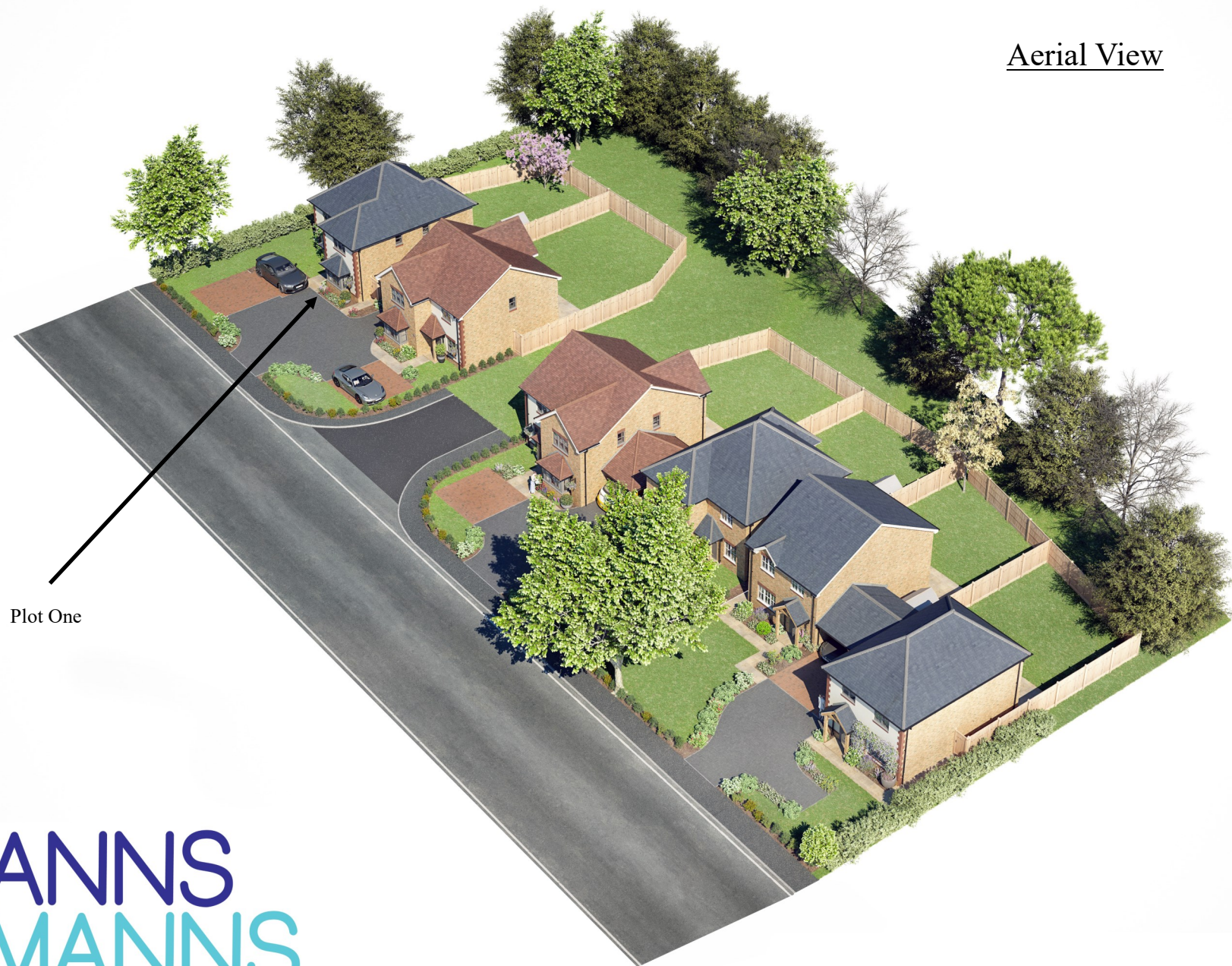
Total: 146.5 sq.m. (1577 sq.ft.) GIA

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientations are appropriate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission, or misstatement. A party must rely upon its own inspection (s).

Specification

- Quality Kempley facing brick with concrete tiles and brick features. Rendered features to Plot 1.
- UPVC triple glazed windows and visifold doors to living and kitchen/dining with white finish internally.
- Anthracite composite front door with satin chrome ironmongery.
- White satin painted chamfered edge contemporary architraves and skirting.
- Oak finish Mexicano doors throughout with contemporary black ironmongery.
- Contemporary staircase by Multi Turn - white satin painted spindles and ash handrail.
- All plastered walls painted Dulux Timeless. All ceilings plastered and painted white.
- State of the art energy saving electric Air Source Heat Pump system designed by Grant with up to 7 year warranty.
- Zonal controlled Underfloor heating to ground floor and thermostatically controlled radiators to first floor rooms.
- Heated chrome towel rails to cloakrooms, bathrooms and ensuites with additional electric underfloor heating.
- Generous number of power points throughout, chrome to kitchen with USB's to kitchen, study and all bedrooms.
- Downlighters to all rooms with additional pendant to bedrooms.
- TV Aerial Points to all bedrooms and receptions and wired for Sky Q.
- Provision of Ring Door Bell and fitted burglar alarm system.
- Smoke alarms hard-wired with battery back up.
- Luxurious kitchen from Symphony Milano Kitchen collection with quartz worktops.
- All appliances from Bosch - Electric fan double oven, induction hob with cooker hood, integrated fridge and freezer, built in wine cooler, dishwasher.
- Porcelanosa ceramic floor tiles to kitchen, family room, WC and hallway.
- Porcelanosa white contemporary sanitary ware with fully tiled Porcelanosa ceramic wall and floor tiles to all bathrooms and ensuites.
- Porcelanosa vanity sink cupboards with mirror lights fitted to bathroom and ensuite.
- Wardrobes to bedrooms with sliding oak finish mirror or shaker style doors, fitted shelves and hanging rails.
- Generous patio areas to rear of property.
- Fenced and turfed enclosed rear garden.
- Front garden enclosed and landscaped in accordance with approved plan.
- Outside water tap and external power socket.
- Outside PIR operated courtesy lighting adjacent to all external doors.
- Car charging point to all plots and light and power to carports - Block paved parking spaces and driveway.

Aerial View



Plot One



The spacious ground floor includes a well-proportioned and fully fitted kitchen diner with a comprehensive range of wall and base units and integrated Bosch appliances. This space is perfect for entertaining with visifold doors opening directly onto the patio which offers a seamless transition from indoor to outdoor living. A door opens into the utility room benefitting from wall and base units with a worksurface over.

The living room is a beautiful, light filled space with a bay window to the front elevation. This room is ideal for relaxing at the end of a busy day.

The ground floor accommodation is completed by a study, which is ideal for homeworkers, and a cloakroom comprising a wash hand basin and WC.





Rising to the first floor, the landing offers doors to principal rooms and an airing cupboard.

There are four well-proportioned bedrooms each with fitted wardrobes. Bedroom one boasts the added benefit of an en-suite, complete with a shower, wash hand basin and WC. The remaining bedrooms are serviced by the modern family bathroom.

Outside, the property is approached via a driveway providing off-road parking and leading to the front door under a canopied porch.

The rear garden will be fully enclosed, laid to lawn and have a patio area.



Landwise Ltd are members of



ACTING AGENT



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No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

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