



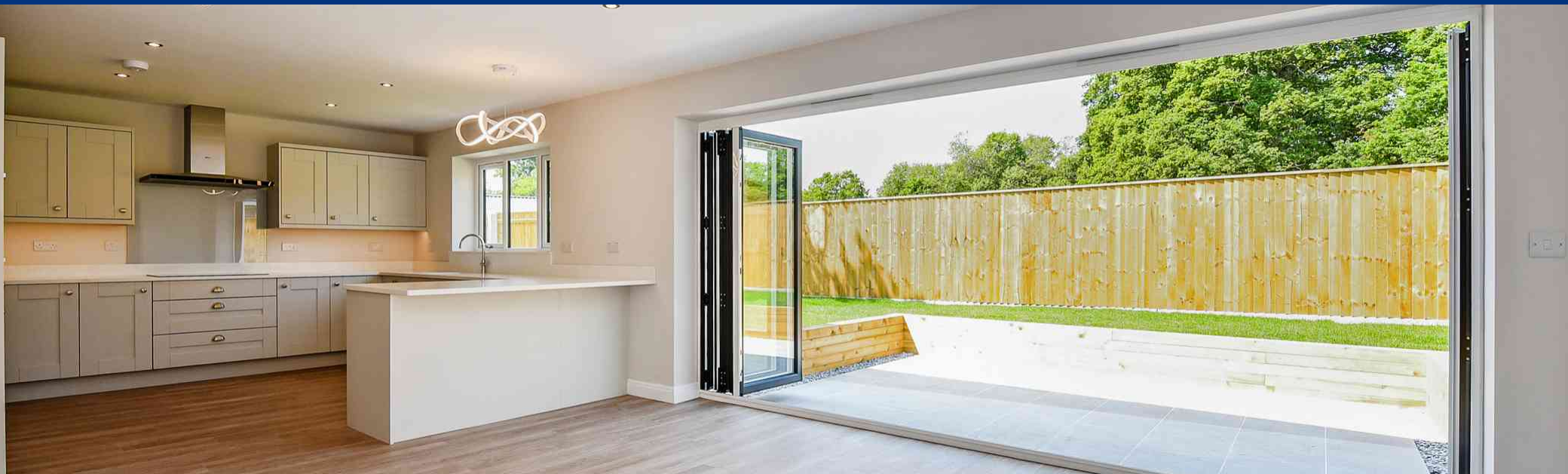
FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com

Sandpiper, Old Calmore

£725,000

- Brand new detached house
- Live in family kitchen
- Galleried entrance hallway
- Superb master bedroom with en-suite and walk in dressing room
- 10 Year Structural Warranty
- Amazing energy efficiency
- High Specification
- Three further bedrooms
- Enclosed Westerly facing garden with al-fresco entertaining space
- EV Charging Point





4



3



2

A remarkable opportunity to own a stunning brand new 2000 square feet detached house nestled in the desirable area of Old Calmore. This exquisite residence showcases modern elegance and thoughtful design, providing an exceptional living experience for the discerning homeowner ready for immediate occupation.

Sandpiper is accessed over a blocked paved driveway, providing plentiful parking options including integral garage with remote door. The driveway is enhanced by vibrant herbaceous borders and shrubs, creating a pleasant and inviting environment.

The rear garden offers privacy, with a large patio area and the remainder turfed.



Sandpiper is within easy motoring distance of Romsey, Totton and Southampton and the M27 access at Junction 2 approximately one and a half miles distant. The New Forest is easily accessible for those with walking and equestrian pursuits. Schools for all ages are nearby both state and private.



Local facilities at Totton, approximately one and a half miles distant, includes schools, shops, bus service and leisure complex. The larger centres of Bournemouth, Southampton and Winchester are all within easy travelling distance.







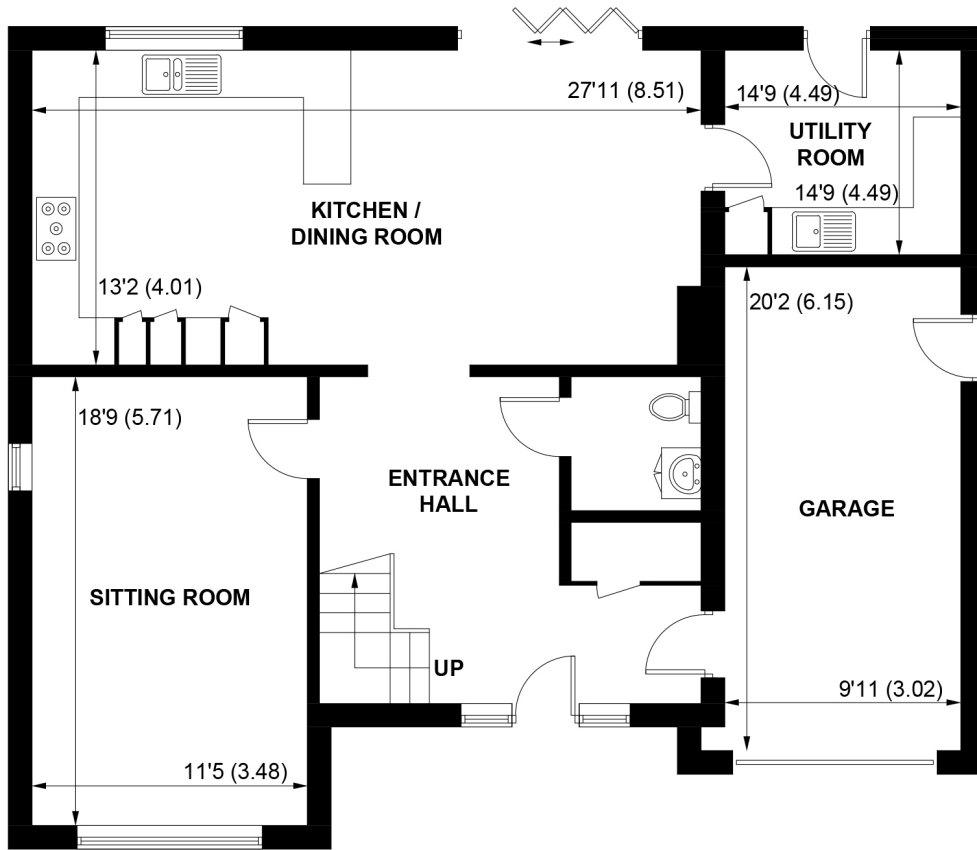
The front door leads to a spacious hallway, with stairs leading to a galleried landing. All the principal reception rooms flow off the hallway. There is a good sized sitting room with views to the front. At the heart of the home is a spectacular 'live in kitchen family room' with built in Neff appliances and quartz worksurfaces. This would make a superb space for informal entertaining with the bi-fold doors leading out onto a paved patio ideal for al-fresco dining. Complimenting this space is a large utility/ boot room with side door. The ground floor is completed by a downstairs cloak room and integral garage.



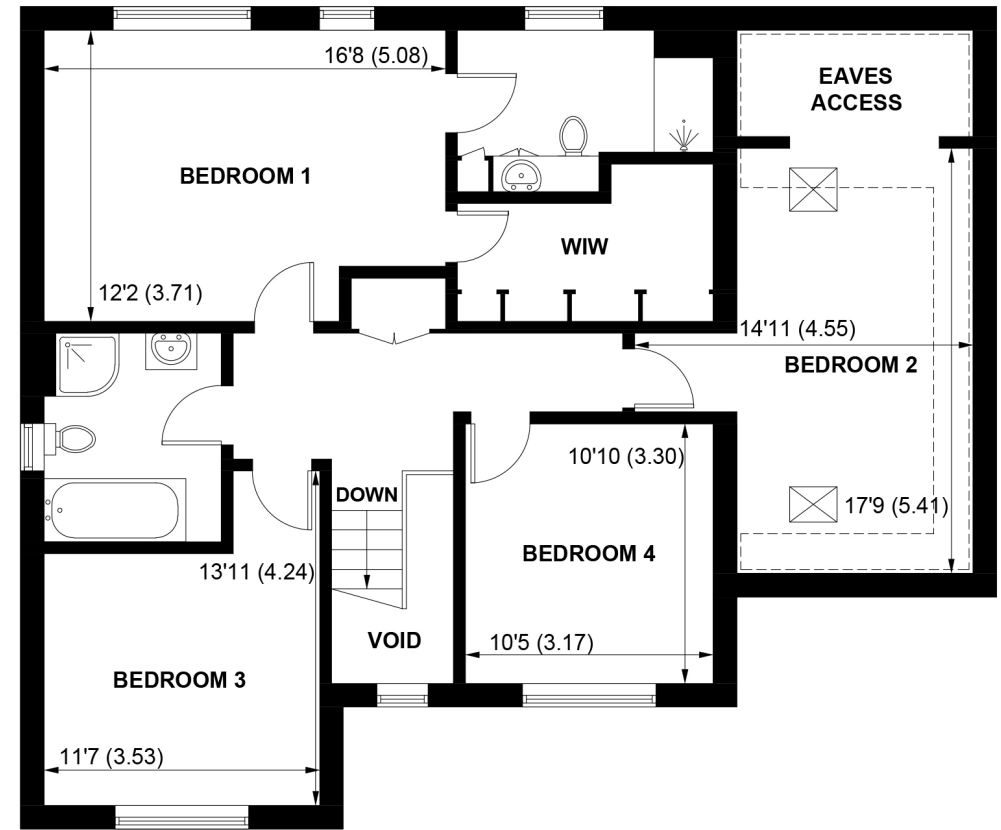
On the first floor all the bedroom suites flow off the landing. The master bedroom has an en-suite with fitted furniture and magnificent fully walk in dressing room. There are three remaining bedrooms and a family bathroom.



 = REDUCED HEADROOM BELOW 1.5M / 5'0



GROUND FLOOR



FIRST FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 2152 SQ FT / 199.9 SQ M
(INCLUDING GARAGE / EXCLUDING EAVES ACCESS)
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©
Produced by Emzo Marketing**



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com