

THE SPINNEY, LADY BETTYS DRIVE, WHITELEY, FAREHAM, PO15 6FN

NEW HOME



£699,995 Freehold

EXECUTIVE FINISH & FAMILY LIVING IN STYLE! DON'T MISS THIS LAST REMAINING FOUR BEDROOM DETACHED HOME, NESTLED OFF A LEAFY LANE IN A SMALL AND BESPOKE DEVELOPMENT OF JUST SEVEN DWELLINGS ON THE FRINGES OF WHITELEY, WITH A GENEROUS GARDEN, SMALL WOODLAND AREA AND CARPORT WITH STORE. VIEWING HIGHLY RECOMMENDED.

This stunning dwelling is proudly offered by Hartly Ltd, renowned for creating comfortable homes to be proud of by combining sought after locations, traditional skills and contemporary designs. The Spinney is a small, newly built development of just seven dwellings, tucked away towards the end of a no through road in the popular residential location of Whiteley. Each property is unique in design or external aesthetic ensuring this lovely development stands out from the competition.

An opportunity not to be missed, this stunning four bedroom detached property is the last available plot. Offering an exciting layout, the ground floor accommodation boasts a spacious living room, well appointed kitchen breakfast room and the versatility of two further reception rooms; there is also the added convenience of a cloakroom. The first floor boasts four double bedrooms, with en-suite facilities to bedrooms one and two, and a fabulous family bathroom. Outside is a carport and driveway which offer parking for multiple vehicles. To the rear is a beautiful garden and patio.



The Local Area

Whiteley is located in southern Hampshire, between the cities of Southampton and Portsmouth and close to the market town of Fareham. The development straddles the boundary between two council districts: the Borough of Fareham and the City of Winchester.

Historically, the site now occupied by Whiteley was farmland and coppice. The wooded areas were formerly used to shelter troops in the build-up of forces for transportation to northern France in preparation for D-Day during World War II. The remaining woodland now provides picturesque walks, perfect for those wishing to explore the local area on foot.

Whiteley contains a sizeable residential community, retail centre, and a business park. Whiteley Shopping Centre was redeveloped in 2013 and boasts an array of shops, eateries, and a leisure complex, providing a nine-screen cinema. The renowned Skylark Country Club is close by and offers an 18-hole golf course, gym & spa.

Whiteley is also home to the Solent Business Park which consists of a number of large companies, including Zurich Financial Services, NATS (formerly National Air Traffic Services) and the offices and studios of ITV Meridian.

The area is well connected with excellent transport links and is situated just off junction 9 of the M27. Whiteley is served by nearby Swanwick Train Station.

Specification

- Newly built and individually designed four bedroom detached home in a bespoke development of seven dwellings
- 10 year guarantee
- High specification finish throughout
- Three reception rooms
- Fully equipped modern kitchen with integrated appliances and quartz worksurfaces
- Four double bedrooms with en-suite facilities to bedrooms one and two
- Luxurious bathrooms finished with Porcelanosa tiles
- Detached carport and brick garden store
- Lawned rear garden with a southerly aspect and Indian sandstone patio
- Air source heat pump with underfloor heating to the ground floor and radiators to the first floor accommodation
- Composite front door and anthracite UPVC double glazed windows



Approximate total area⁽¹⁾

1924 ft²

178.6 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor...

You are welcomed into the entrance hall offering doors to all rooms. The spacious living room is light and airy with windows to the side elevation and French doors to the rear opening onto the patio. The developer has left an open fireplace to allow the new owner to fit a log burner (not included in the sale). The ground floor also boasts two further well-proportioned reception rooms which are lovely versatile spaces that may be utilised for a number of purposes depending upon your requirements. Adding to the functionality of this home is a contemporary cloakroom.



The kitchen breakfast room is sure to prove popular with culinary enthusiasts and comes equipped with integrated appliances including an induction hob with extractor hood, fan assisted oven and grill, dishwasher, fridge, freezer and a washing machine. There is a comprehensive range of wall and floor mounted units with a quartz worksurface over, completing the stylish appeal. French doors open onto the patio allowing a seamless transition from indoor to outdoor living.



First Floor...

The first floor boasts four generously sized bedrooms, with bedrooms one and two boasting modern en-suite facilities complete with high specification sanitaryware and Porcelanosa tiles. The family bathroom services the remaining bedrooms and is also finished to a high standard.



Outside...

The property is approached via a block paved driveway leading to the detached carport. The rear garden is enclosed by timber fencing and predominately laid to lawn. A beautiful patio provides an idyllic spot for outdoor entertaining and al fresco dining.

Hartly Ltd are members of



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

COUNCIL TAX BAND: F - Winchester City Council. Charges for 2026/27 £3387.31.
UTILITIES: Mains electricity, water and drainage. No gas.
ESTATE MANAGEMENT FEE: Circa £30 PCM payable to The Spinney Management Company Ltd.
Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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