

NEW HOME

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



**Fantastic opportunity to acquire an exquisite newly built link detached home located in a highly popular residential position of Locks Heath with rear garden, off road parking and carport.
Viewing recommended and strictly by appointment only.**

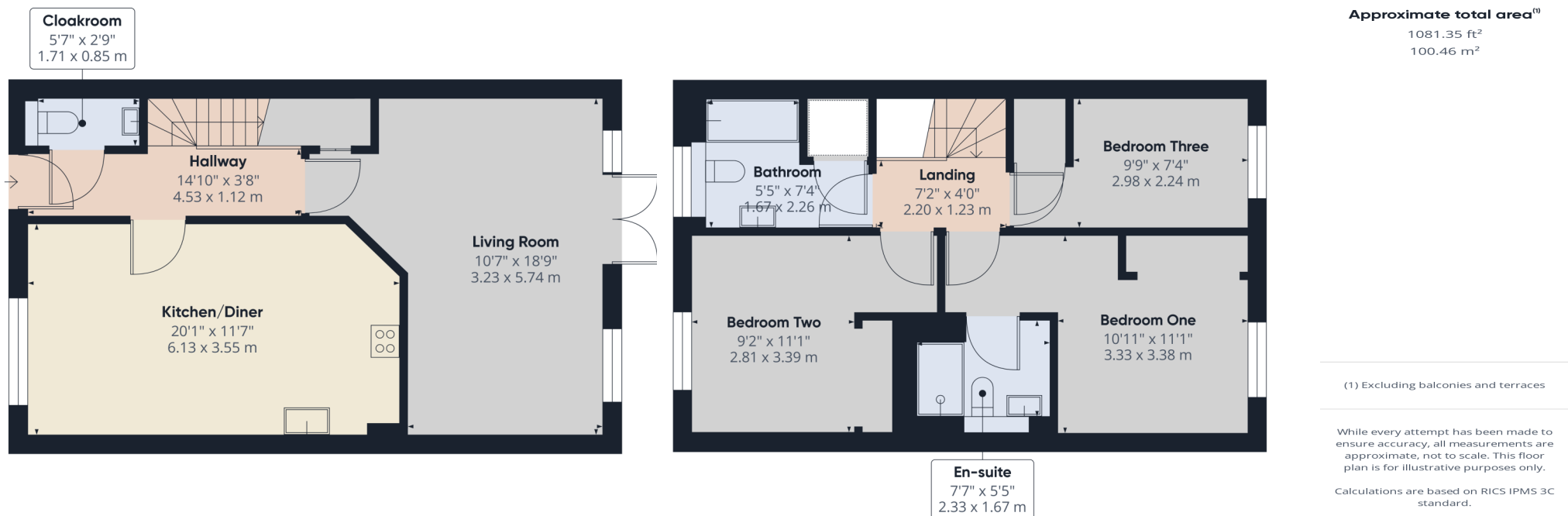
This exquisite three bedroom link detached dwelling, has been constructed of brick elevations with rendered features to the exterior, under a pitched tiled roof and is situated in the highly popular residential location of Locks Heath. The area has excellent transport links, local amenities, popular schooling and a strong community spirit.

The developer is Landwise and well known for combining traditional skills and contemporary designs to create generous and comfortable homes to be proud of.

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



Specification

- **Quality Kempley brick elevations and rendered features to the exterior with concrete tiles to the roof**
- **UPVC triple glazed windows and visifold doors to living room 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 and washing machine.**
- **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.**
- **10 Year Build Zone warranty.**

Aerial View



Plot Six



Ground Floor Accommodation

The property welcomes you into the hallway with doors to all principle rooms, the cloakroom and stairs rising to the first floor.

The living room benefits from a window and visifold doors opening onto the rear garden. There is a handy understairs cupboard providing useful storage.



The open plan kitchen diner with prove popular with culinary enthusiasts and comprises of a comprehensive range of matching wall and floor mounted units with a number of integrated appliances and quartz worksurfaces. A front aspect window in the dining area provides views over the property frontage.

The ground floor accommodation benefits from the added convenience of a cloakroom with a WC and wash hand basin.



First Floor Accommodation

Ascending to the first floor, the landing offers doors to principal rooms.

There are three bedrooms, two of which are well proportioned doubles. Bedroom one boasts a modern ensuite complete with a shower, wash hand basin and a WC.

The family bathroom offers a bath, wash hand basin and WC.

Outside

The property is approached by a driveway which leads to an open fronted carport.

The rear garden will be fully enclosed and largely laid to lawn with a patio area.



Landwise Ltd are members of



ACTING AGENT



COUCIL TAX: To be confirmed.
Local Authority: Fareham Borough Council
Services: Mains electricity, drainage and water.

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Manns and Manns Ltd

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