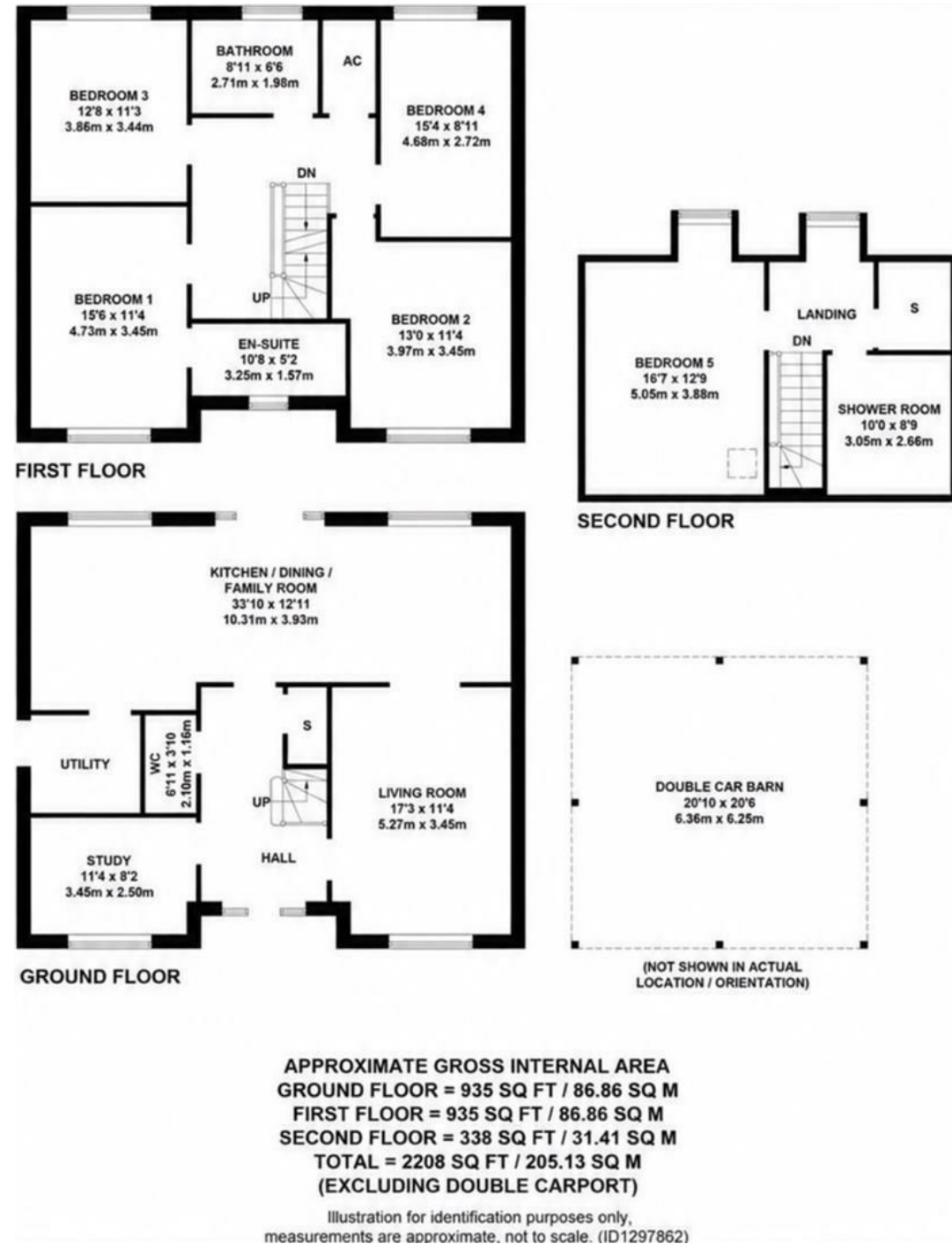



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Planned	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
92 (90s) A			92 (90s) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-66) D			(55-66) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



Oakwood Place Hill Street
Southampton, SO40 2RX

We are pleased to present to the market Oakwood Place. Created by Dugan Homes this exclusive collection of just nine detached homes offering a range of two, three, four and five bedroom properties perfectly positioned in the Hampshire countryside.

This is the largest property in the development and is positioned on a generous corner plot with versatile accommodation extending to over 2200 square feet arranged over three floors. This impressive family home offers five generous double bedrooms with a luxury en-suite to the principal room as well as a family bathroom and ground floor cloakroom. Bedroom five on the second floor also benefits from en-suite facilities. The spacious open plan kitchen and dining area over look the private gardens via French doors to a patio area, perfect for entertaining. The stylish kitchen enjoys a full range of integrated appliances and a utility room. A separate sitting room is accessed from the spacious entrance hall with a study opposite. Generous landscaped and private gardens are laid to lawn and include a patio seating area perfect for entertaining. Ample off road parking is available as well as a double car barn with EV charging point.

Oakwood Place is conveniently situated on Hill Street, a quiet and leafy country lane nestled in the Hampshire countryside on the outskirts of Totton, offering a convenient blend of suburban calm and excellent local amenities. Families will appreciate the selection of reputable local schools and local amenities with the market town of Romsey and the village of Lyndhurst. Outdoor enthusiasts also benefit from Totton's proximity to the New Forest National Park, which lies only a short drive away and offers extensive opportunities for walking cycling and leisure. Transport links from Hill Street are a particular advantage. Totton railway station provides direct connections to Southampton, Salisbury, and London via the South West Main Line along with easy access to the A35 and M27.

Asking price £995,000

Oakwood Place Hill Street

Southampton, SO40 2RX



-
- A COLLECTION OF 9 NEW BUILD HOMES
 - RANGE OF 2 - 5 BEDROOMS
 - HIGH SPECIFICATION
 - OFF ROAD PARKING
 - ALL DETACHED HOMES
 - HAMPSHIRE COUNTRYSIDE LOCATION
 - VILLAGE OF LYNDHURST NEARBY
 - EV CHARGING POINT

LIVING ROOM
17'0" x 11'1" (5.2 x 3.4)

KITCHEN - DINER - FAMILY ROOM
33'9" x 12'9" (10.3 x 3.9)

UTILITY

W/C
6'10" x 3'7" (2.1 x 1.1)

STUDY
11'1" x 8'2" (3.4 x 2.5)

BEDROOM ONE + EN-SUITE
15'5" x 11'1" (4.7 x 3.4)

BEDROOM TWO
12'9" x 11'1" (3.9 x 3.4)

BEDROOM THREE
12'5" x 11'1" (3.8 x 3.4)

BEDROOM FOUR
15'1" x 8'10" (4.6 x 2.7)

BATHROOM
8'10" x 6'2" (2.7 x 1.9)

BEDROOM FIVE
16'4" x 12'5" (5.0 x 3.8)

SHOWER ROOM
9'10" x 8'6" (3.0 x 2.6)

DOUBLE CAR BARN
20'8" x 20'4" (6.3 x 6.2)

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check

being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

