



*Toby Gullick*  
INDEPENDENT PROPERTY SPECIALIST



# 9 DE PORT HEIGHTS, CORHAMPTON, SOUTHAMPTON SO32 3DA

Guide Price £795,000

5 3 2



## *Immaculate and Inviting*

This immaculate and inviting five-bedroom home is situated on a sought after and desirable development built in 2019 by renowned and prestigious housebuilder Country Homes. Beautifully presented, the home has bright and airy interiors with underfloor heating, a water softener system, zone temperature control throughout and a contemporary design. The house features a number of desirable touches including bifold doors opening on to the garden, a stylish fitted kitchen, and attractive bathrooms. Offering over 2000sq ft of superb accommodation over three floors, this house is perfect for anyone who desires comfort and luxury with well-presented room space.

The property warmly welcomes you into a light and airy entrance hall, leading to a sumptuous sitting room with an appealing wood burning stove with brick exposed surround, the ideal retreat to cosy up and escape the world. Towards the rear of the property is a WC with toilet and wash handbasin and a useful storage/cloak closet cupboard. This lovely home continues to delight with a stylish open plan kitchen/dining room with a door opening onto the garage, a practical pantry-utility room and bi fold doors opening on to the pretty south- east facing garden.

The first floor continues to please with a wonderful principal bedroom with built-in storage and a contemporary en suite bathroom, and three further bedrooms, each with their own delightful charm. An attractive four-piece family bathroom completes the first floor accommodation.

The second floor offers the ideal guest suite, a double bedroom with built-in storage and a modern shower room, all superbly lit by a trio of skylight windows.

## OUTSIDE

The home is approached over a block-paved driveway leading to an attached integrated single garage with off-street parking for a number of cars. There is a pretty landscaped garden to the front with mature shrubs, while to the rear there is a generously sized, secluded

garden with established plants, enclosed by fencing and hedges and a useful shed. An attractive stone patio and seating area adjoining the kitchen, is ideal for outdoor dining and entertaining and for relaxing and enjoying the peaceful surroundings.

## LOCATION

The charming village of Corhampton is closely linked to the villages of Meonstoke, Exton, and Droxford, and situated within the South Downs National Park and some of Hampshire's finest countryside. It's a short walk to Meonstoke's Shop and Post Office and two vibrant pubs, a slightly longer stroll to Exton Park Vineyard, and a short drive to the Corhampton Golf Club.

Ample shopping is available in Bishop Waltham's market town centre (4.7 miles), and in the cathedral city of Winchester (11.5 miles) as well as in Petersfield (11.5 miles), including mainline stations with trains to London Waterloo (about one hour away). Country pursuits in the area are well supported with excellent walking and riding along the South Downs Way around Beacon Hill and Old Winchester Hill.

There is an excellent village infant school close by in Meonstoke (0.8 miles), an outstanding junior school at Droxford (1.5 miles), and a wealth of independent schools in Winchester. Lectures, fetes, church services, livery stables, and social, charitable, garden, and music clubs contribute to village life.

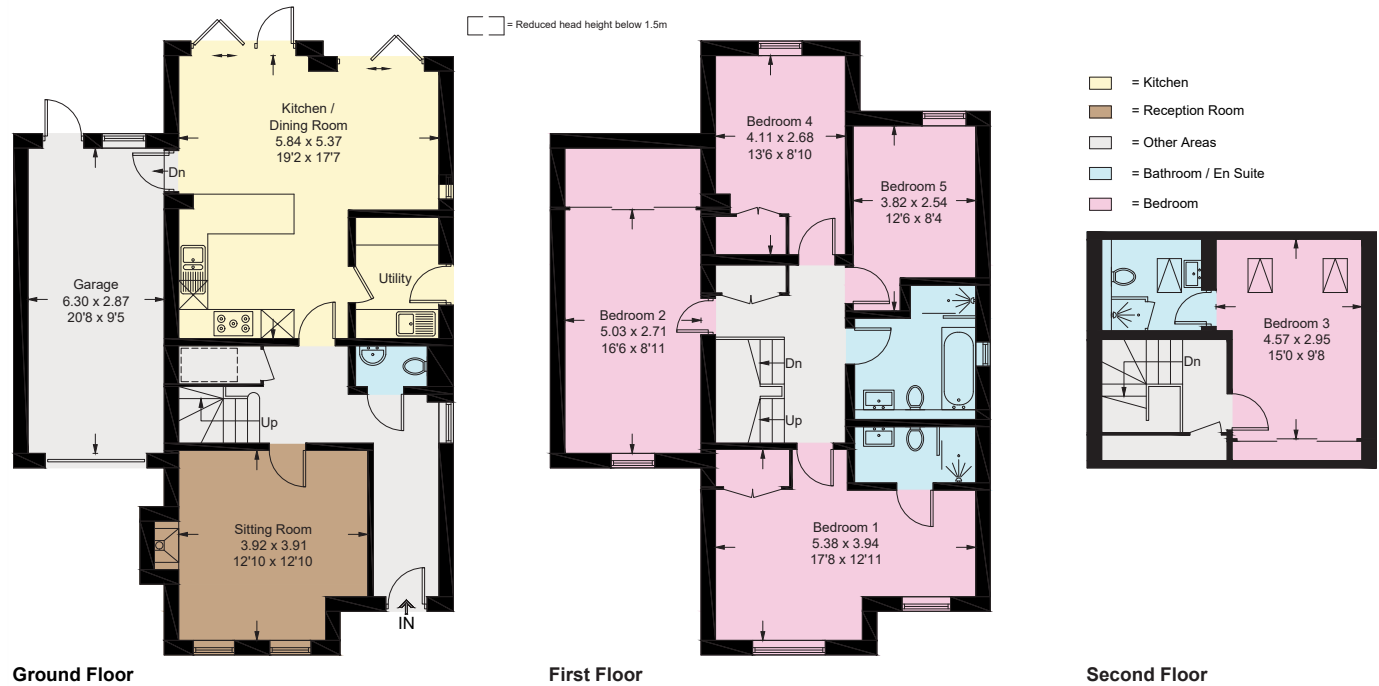




# KEY INFORMATION

- A Stunning and Contemporary Detached Property
- Five Bedrooms
- Two Reception Rooms
- Three Bathrooms
- Stylish Open Plan Kitchen/Dining Room
- Generously Sized Manicured Garden
- Of Road Parking for Numerous Cars
- Under Floor Heating Throughout
- Air Source Heat Pump EPC B
- Idyllic Village Location

Approximate Gross Internal Area = 185.9 sq m / 2001 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1126476)

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

## PROPERTY INFORMATION

Tenure – Freehold

Local Authority – Winchester City Council

Council Tax – Band G

EPC - Rated B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Toby Gullick Independent Property Specialist in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Toby Gullick Independent property specialist nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Particulars dated February 2024. Photographs and videos dated February 2024.  
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