



Casterbridge

*Hillstreet, Calmore, Southampton, SO40 2RX*

SPENCERS  
ROMSEY





# HILLSTREET

## CALMORE

*A stunning and contemporary detached family residence with outbuildings set on a private and landscaped plot of approximately 0.6 acres*

### Ground Floor

Entrance Hall, Sitting Room, Kitchen/Dining/Family Room, Study/Bedroom Five with En-Suite Shower Room, Utility Room, Cloakroom

### First Floor

Main Bedroom with Dressing Room and En-Suite Bathroom, Bedroom Two with En-Suite Shower Room, Bedroom Three, Bedroom Four, Family Bathroom

### Outside

Large Driveway, Double Garage with Attached Ancillary Accommodation, Gym, Large Barn, Storage Shed, Gardens and Grounds Extending to Approximately 0.6 Acres

***Guide Price £1,300,000***



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## The Property

Set within a discreet and highly sought-after position, this exceptional detached residence offers an outstanding combination of scale, style and modern family living. Extending to approximately 3,800 sq ft, including a triple garage and substantial barn, the property occupies beautifully private grounds in excess of half an acre and enjoys a high degree of privacy and seclusion.

Designed in keeping with a modern day lifestyle, the accommodation flows effortlessly throughout, with expansive open-plan living areas creating a wonderful sense of space and connectivity. At the heart of the home lies a spectacular kitchen, dining and family room, flooded with natural light through extensive glazing and wide bi-fold doors that seamlessly link the interior with the surrounding gardens. The bespoke kitchen has been thoughtfully crafted to an exacting standard, featuring premium cabinetry, striking Neolith work surfaces, a generous central island and a range of integrated appliances, providing both practicality and visual appeal.

The welcoming reception hall immediately impresses with its sense of volume and elegant presentation, enhanced by a feature staircase and stylish flooring. Additional ground-floor accommodation includes a comfortable sitting room centred around a contemporary wood-burning fireplace, together with a versatile reception room that could equally serve as a home office, guest suite or fifth bedroom, benefiting from its own luxury shower room. A separate utility room and cloakroom complete the ground-floor layout.

The first floor continues the home's light-filled and spacious character, providing four generously proportioned double bedrooms. The principal suite is particularly noteworthy, enjoying elevated views across the gardens and towards Testwood Lakes, with full-height bi-fold doors opening to a Juliet-style aspect. Complementing the bedroom is a dedicated dressing area with fitted wardrobes and a beautifully appointed en-suite bathroom. A second bedroom also benefits from en-suite facilities, while the remaining bedrooms are served by an impressive family bathroom finished to a high specification.

Throughout the property, careful attention has been paid to both comfort and efficiency, with premium fixtures and fittings, luxury Porcelanosa bathroom suites, a bespoke handcrafted kitchen, solar panels and an advanced CCTV security system all contributing to the home's exceptional appeal.





# Casterbridge, Hill Street, Calmore, Southampton, SO40 2RX



Approximate Area = 2779 sq ft / 258.1 sq m

Limited Use Area(s) = 108 sq ft / 10 sq m

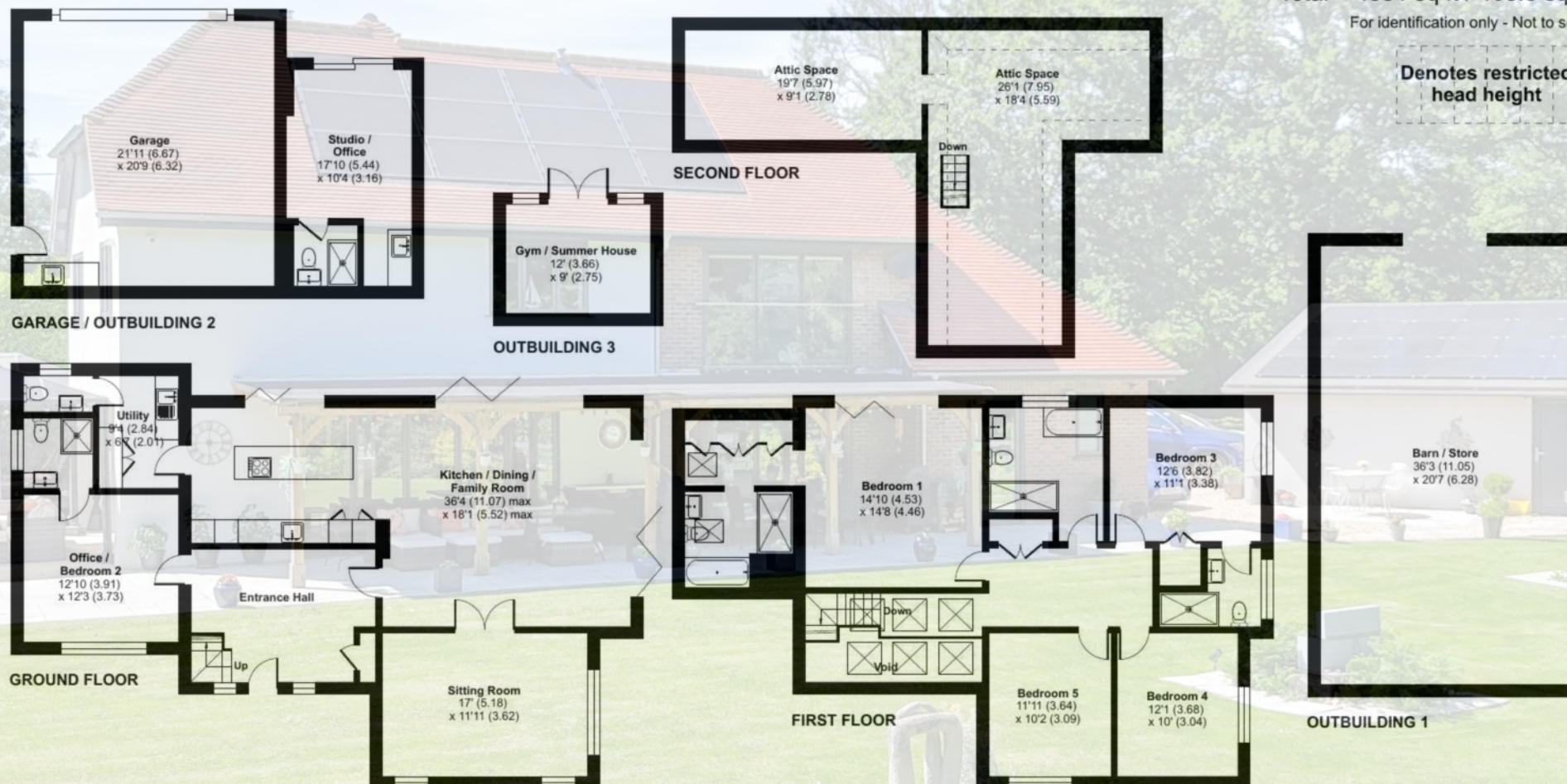
Garage = 454 sq ft / 42.1 sq m

Outbuildings = 1040 sq ft / 96.6 sq m

Total = 4381 sq ft / 406.8 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1470559



## Outside

A gated entrance opens onto an extensive parking providing off road parking for multiple vehicles and access to a double garage and workshop, fitted with dual remote-controlled roller doors. Attached to the garage is a self-contained annexe, offering excellent flexibility for a variety of uses, including guest accommodation, a home office, studio or ancillary living space. Additional outbuildings include a gym behind the garage, a storage area and a large open barn measuring 36'1" x 20'7", discreetly screened from view and providing ideal storage for a boat, caravan, trailer, or other recreational vehicles.

Occupying a secluded position, the beautifully landscaped and mature gardens extend to just over 0.6 of an acre and are predominantly laid to lawn, enjoying an attractive leafy backdrop that enhances the sense of privacy and tranquillity. An extensive patio terrace adjoins the property, creating the perfect setting for outdoor entertaining, al fresco dining, or simply relaxing with family and friends while taking advantage of the sunny aspect. External lighting has been thoughtfully installed around the property, further enhancing the appeal of this impressive home during the evening hours.

## The Situation

Hill Street presents a charming, tree-lined country lane in an enviable setting, enjoying open views across surrounding fields. Situated just beyond the boundary of the New Forest National Park, the location perfectly balances a peaceful rural atmosphere with excellent connectivity. The nearby M27 provides convenient road access, while mainline rail services to London Waterloo are available just a short drive away.

The area is particularly favoured by those with a love of the outdoors, with the New Forest offering miles of picturesque countryside ideal for walking, cycling, and horse riding. The historic village of Lyndhurst lies approximately five miles distant, providing a range of attractions and amenities.

Closer to home, Totton town centre caters for everyday needs with a variety of shops, restaurants, and well-regarded schools. For a wider selection of leisure, retail, and cultural opportunities, both Southampton city centre and the cathedral city of Winchester are easily accessible.





## Additional Information

Energy Performance Rating: A Current: 101 Potential: 101

Council Tax Band: F

Local Authority: New Forest

Tenure: Freehold

Heating: Electric

Services: Mains water and electric

Drainage: Septic Tank

Broadband: Stratlink broadband connection

Mobile signal/coverage: No known issues, buyer to check with their provider

## Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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