



Crofton Way, Warsash, Hampshire, SO31 9FQ





## Inward Shore, 23 Crofton Way, Warsash, Hampshire, SO31 9FQ

*Located on one of Warsash's premier roads, this detached family home offers everything for a growing family or just simply to live a few minutes' walk away from the River Hamble.*



- Four Bedrooms • Three Reception Rooms • Garage and Parking
- Views to the River Hamble • Open Plan Kitchen/Dining Room
- Walking Distance of Local Amenities

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## ACCOMMODATION

Located on one of Warsash's premier roads, this detached family home offers everything for a growing family or just simply to live a few minutes' walk away from the River Hamble.

The entrance door opens to a spacious hall with stairs rising to the first-floor galleried landing and doors through to all of the principal rooms. The sitting room is a well-proportioned room with glazed doors opening onto the beautiful garden. The heart of the home is the open plan kitchen/diner which is fitted with an array of wall, base and drawer units with integrated appliances and work surfaces which wrap around to create a breakfast bar. Further doors lead to the rear garden and utility room. The ground floor also has a well-appointed study, craft/family room. On the first floor there are four double bedrooms, en-suite to principal and family bathroom. The galleried landing also provides access to the balcony which enjoys the westerly aspect with views to the river Hamble and beyond to Hamble itself. To the front there is ample driveway parking leading to the garage and side pedestrian access to the rear garden. The rear garden is



## SITUATION

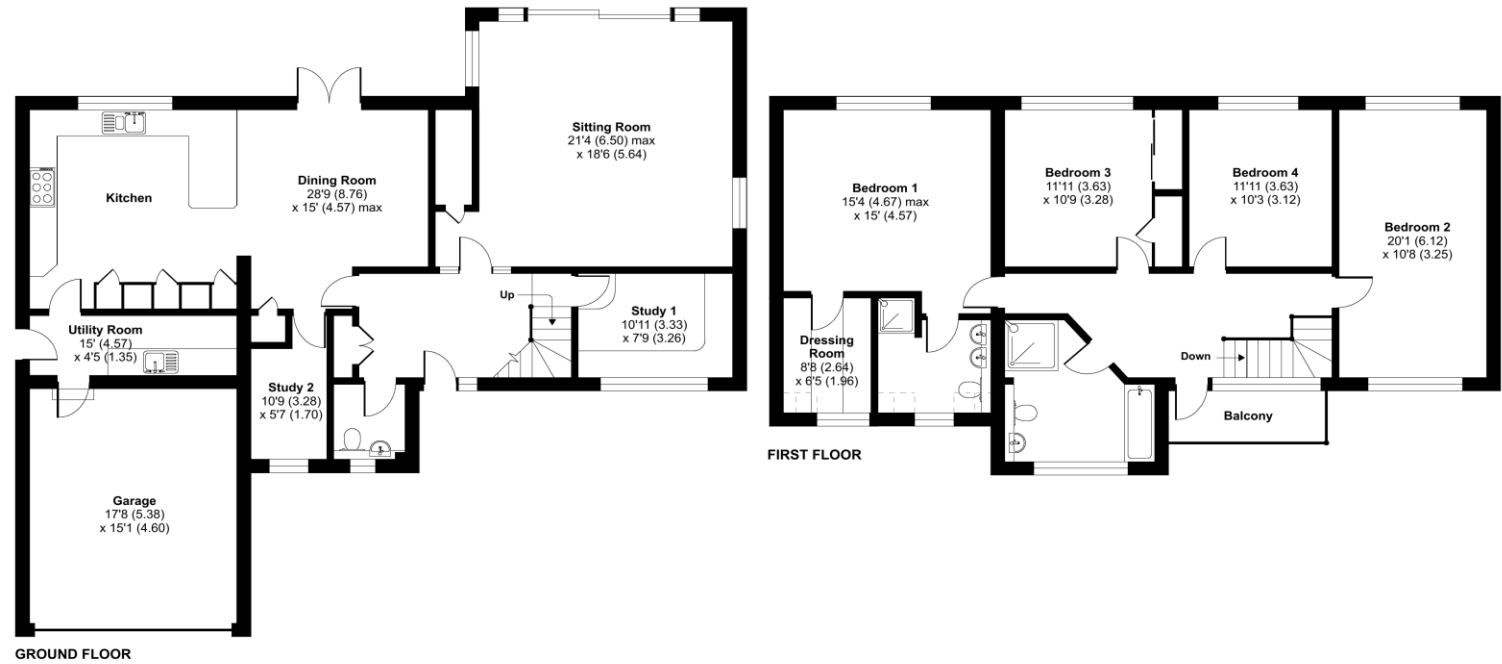
Warsash is a desirable waterside village situated almost equidistant to Portsmouth and Southampton. The village itself sits at the eastern shore of the mouth of the River Hamble which is one of only two places in the world to experience a double high tide. This along with the access to Southampton Water and The Solent, make the area famous for its world-renowned sailing facilities. The area also offers stunning coastal walks along the shore line and through the neighbouring Hook Nature Reserve. The village is well served for day to day amenities but more comprehensive facilities can be found at nearby Locks Heath Shopping Centre, the outlet centres at Hedge End and the commercial centres of Southampton and Portsmouth. For commuters Southampton Parkway offers rail links to London with journey times of approximately 1 hour 10 minutes. The A/M27 is within easy reach giving access to the wider motorway network beyond, whilst Southampton Airport offers both domestic and International flights. For families the area is convenient for both state and private schools including West Hill Park, Boundary Oak, Meoncross, Portsmouth Grammar and King Edward V1 and the local primary, Hook with Warsash CoE, is also very well regarded.







Approximate Area = 2325 sq ft / 216 sq m  
Limited Use Area(s) = 11 sq ft / 1 sq m  
Garage = 265 sq ft / 24.6 sq m  
Total = 2601 sq ft / 241.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Charters Estate Agents Limited. REF: 853453





**LOCAL AUTHORITY**  
Fareham Borough Council

**COUNCIL TAX**  
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**GUIDE PRICE**  
Guide Price £1,250,000

**TENURE**  
Freehold