







Chilling Lane, Warsash, Southampton, SO31 9HF

Nestled in the picturesque and rural landscape of Warsash, designated an Area of Outstanding Natural Beauty, this enchanting property stands as a hidden treasure, offering sweeping views of the surrounding countryside.



- Impressive, character home situated in an Area of Outstanding Natural Beauty
- Private 'off road' location with gated driveway • Approximately 2.23 acres • Fully secure, fenced paddock with field shelter
 - Approaching 5000 sq ft of well-proportioned living accommodation • Three double bedrooms to the first floor
 - Two bedrooms/gym on the ground floor
 - Two bathrooms and a wet room
- Generous open-plan kitchen/breakfast/family room • Self-contained detached, converted barn with double bedroom and open-plan kitchen/sitting room
- Stabling and tack room • Garage and outbuilding

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ACCOMMODATION

Nestled in the picturesque and rural landscape of Warsash, designated an Area of Outstanding Natural Beauty, this enchanting property stands as a hidden treasure, offering sweeping views of the surrounding countryside. Situated on expansive grounds spanning 2.23 acres, complete with equestrian facilities, this stunning Victorian residence boasts generously proportioned living accommodation totalling nearly 5000 square feet. The property is adorned with various outbuildings, annexes, and storage spaces, making it a versatile and well-equipped estate. Approaching the property is a captivating brick-walled entrance, graced by striking electric gates, leading to an extensive block-paved driveway which is bordered by mature hedgerows. This private access unfolds to the front of the home and garage, while also providing exclusive entry to the fully secure and fenced paddock which benefits from a field shelter with a convenient wash-off area with power and lighting, found via a separate driveway. The latter leads to a substantial outbuilding discreetly nestled behind meticulously trimmed hedgerows, measuring an impressive 48 feet in length. Continuing adjacent to formal gardens, the driveway further reveals a converted barn and a stable block featuring three stables and a tack room. Solent Court was constructed in the 1960's by the owners of the 19th century Fish House, who divided that property into two separate houses, retaining for themselves and extending that part nearest to the paddock, stables, and barn, which they named Solent Court. The property has undergone several further adaptations over the years to create a very versatile family home, which can be configured as 4, 5 or 6 bedrooms, including the converted barn, meeting the needs of multiple generations. Cherished by the same family for over three decades, the property has been meticulously maintained and enhanced. The interior on the ground floor boasts three reception rooms and an office, a spacious 'live-in' kitchen/dining/family room with oak cupboards and integral appliances which is further complemented by a separate utility room and a guest cloakroom. A further bedroom/reception room and a gym/bedroom five with an adjacent wet room completes the ground floor with access to the garage. Upstairs, three generous double bedrooms, a large bathroom and separate shower room offer comfortable living spaces. Additionally, a stunning converted barn provides supplementary accommodation, featuring a fully integrated kitchen open to the sitting room and a double bedroom with an en-suite shower room.



The formal gardens surrounding the main residence are a testament to meticulous landscaping, featuring manicured lawns, mature trees, and well-stocked shrub beds. Multiple seating areas dot the landscape, complemented by a substantial paved terrace on two sides of the property. A summer house with power and a hot tub adds to the allure of the outdoor spaces. For equestrian enthusiasts, the property is a dream come true, with abundant bridleways directly accessible from the door and opportunities for riding along Chilling, Brownwich, and Meon Shore Beaches—all just a stone's throw away. Chilling Lane, a designated cycle route, further enhances the appeal for cycling enthusiasts.

SITUATION

Warsash is a charming maritime village, home to the Hook Nature Reserve—a vast 500-acre intertidal area. Sailing enthusiasts frequent the area, thanks to the well-subscribed Yacht Club and the proximity of the Royal Southern and Royal Southampton Yacht Clubs. The village also offers a ferry link to Hamble village, providing access to the Royal Victoria Country Park—an added bonus for residents seeking recreational opportunities and is well served for day-to-day amenities. More comprehensive facilities can be found at nearby Locks Heath Shopping Centre, the retail centres at Whiteley and 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 M27 is within easy reach giving access to the wider motorway network beyond. For families the area is convenient for both state and private schools including West Hill Park, Boundary Oak, Meoncross, Portsmouth Grammar and King Edward VI and the local primary, Hook with Warsash C o E, is also very well regarded.





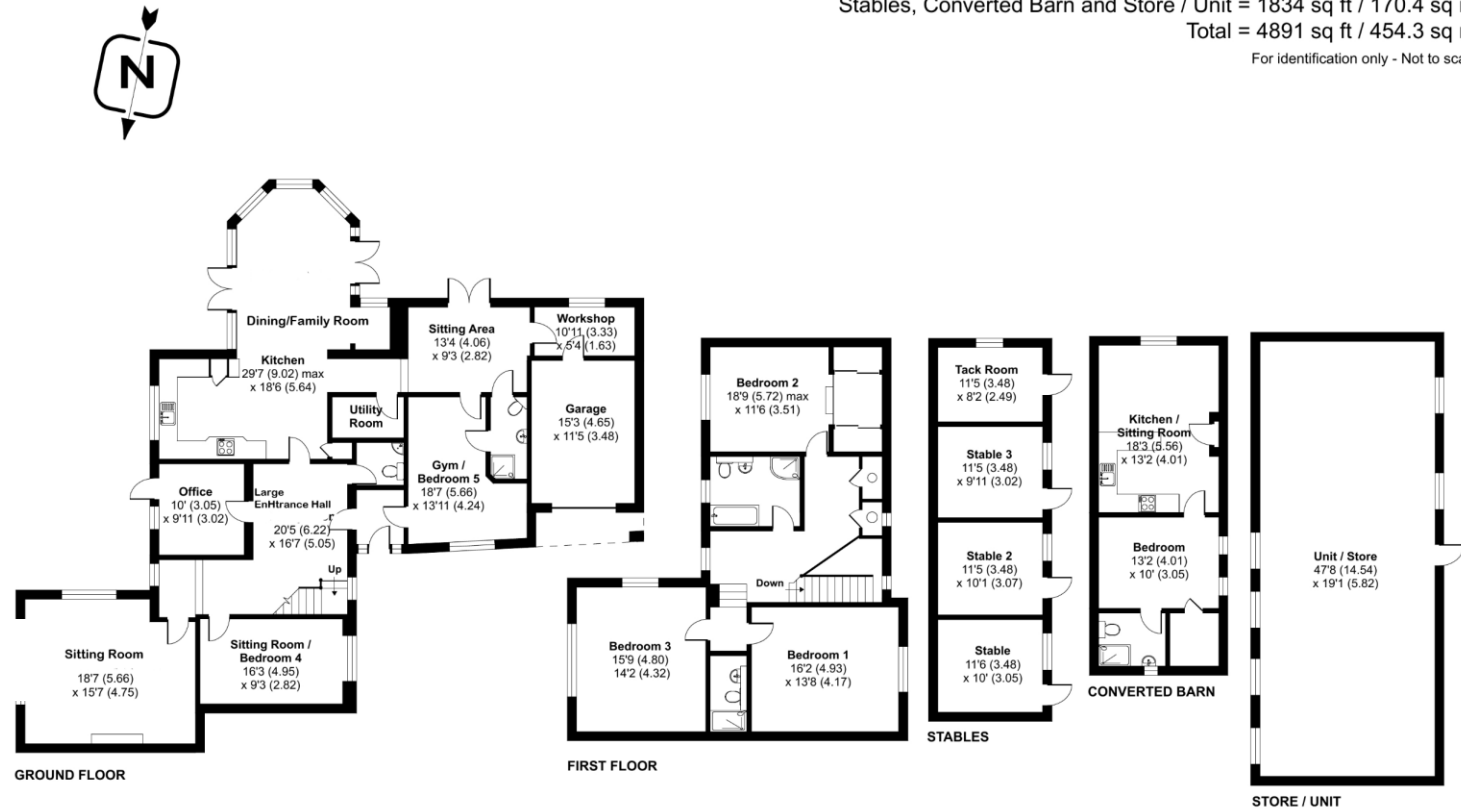
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Main house EPC

Annexe EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 3057 sq ft / 283.9 sq m (includes garage)
 Stables, Converted Barn and Store / Unit = 1834 sq ft / 170.4 sq m
 Total = 4891 sq ft / 454.3 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 2023. Produced for Charters Estate Agents Limited. REF: 1058079





LOCAL AUTHORITY

Fareham Borough Council

COUNCIL TAX BAND

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GUIDE PRICE

Offers in excess of £1,850,000

TENURE

Freehold