

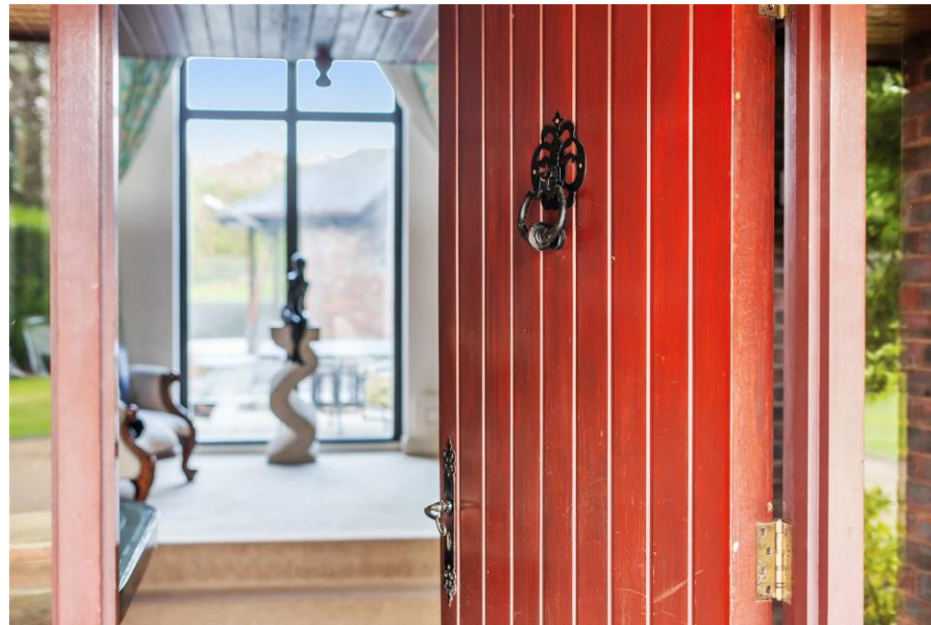






Osborne House, Brook Avenue, Warsash, Southampton, Hampshire, SO31 9HP

Osborne House is a Captivating 5-Bedroom Detached Oasis in Warsash, spanning over 6,600 sq. Nestled within the prestigious enclave of Brook Avenue, Warsash, Osborne House stands as a testament to luxury living, offering a rare opportunity to acquire a meticulously designed residence. This exclusive 5-bedroom, 4-bathroom detached house provides an unrivalled lifestyle in a sought-after location.



- Over 6,600 sq ft • 5 Bedroom detached family home
- Four bathrooms • Self-contained annexe with private entrance
 - Private sweeping driveway and generous grounds
 - Indoor swimming pool and jacuzzi
- luxurious principal suite with custom en-suite bathroom and dressing room

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ACCOMMODATION

The exterior of Osborne House is a visual masterpiece which welcomes you through a five-bar gate onto a sweeping private driveway, providing a grand entrance. The meticulously landscaped grounds surround the residence, creating a sense of serenity and privacy, with a feature water fountain as a central focal point. Upon entering Osborne House, one is greeted by a stunning entrance hall that sets the tone for the space and residence ahead. Every detail, from the thoughtfully designed floor plan, to the carefully selected materials, reflects the owner's commitment to creating a residence that exudes classic charm. The living accommodation has an ideal layout over the ground and first floor providing options for any multi-generational families coming together. The ground floor living space comprises a family room, library, snug and utility room, with the remainder of the reception rooms located on the first floor. A spacious sitting room, conveniently positioned on the first floor, allows you to enjoy the private plot and position, with floor to ceiling windows looking out to the garden and grounds. In addition to a separate dining room, the well-appointed kitchen leads through to a spacious breakfast room, with fitted breakfast bar, and doors out to a balcony. This sprawling home features five generously sized bedrooms positioned over both the ground floor, and the first floor, providing an ideal opportunity for any modern family looking to make the most of the versatile layout. A one-bedroom self-contained annexe, offers both comfort and privacy with a private entrance, alongside a sitting room, bathroom and separate kitchen. On the first floor comes the principal bedroom with a stunning custom en-suite bathroom and private dressing room, alongside a spacious private study. The further three bedrooms of this home are located on the ground floor, one of which benefits from an additional en-suite bathroom. A modern family shower room serves the remaining bedrooms. A focal point of indulgence is the indoor swimming pool and Jacuzzi—a private oasis for relaxation and exercise. Complete with plant room, shower and W/C, this room also features ample space for sun loungers.



SITUATION

Warsash is situated to the South of Locks Heath and Sarisbury Green. The village itself sits at the Eastern side of the mouth of the River Hamble which flows into the mouth of Southampton Water and the Solent. The location is closely linked to the village of Hamble which sits on the opposite side of the River Mouth. The two villages are linked via the road bridge at Swanwick and a small foot ferry which operates during most daylight hours. Warsash merges into the hamlet of Hook to the West, and both areas are steeped in history, from ship building on the Hamble, dating back to the 15th Century to a substantial Fishing Fleet in the 17th Century. During the Second World War the area provided an essential staging area for D-Day. Today the area is synonymous with its connections to the sea, mainly from a leisure perspective. The yachting world has made an impact, with marinas and boat yards lining the nearby shores of the estuary. The properties in the area reflect this incredible history, offering some of the most varied housing stock in the South of England. There are several shopping areas in and around Warsash, offering convenience stores, Chemist, Art Gallery, Yacht Chandlery, Butcher, Green Grocer to name a few. Warsash provides excellent schooling, with four Primary Schools feeding into the local Brookfield Secondary School. There is also ample additional choice slightly further afield, well served by school bus routes up to college education level.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

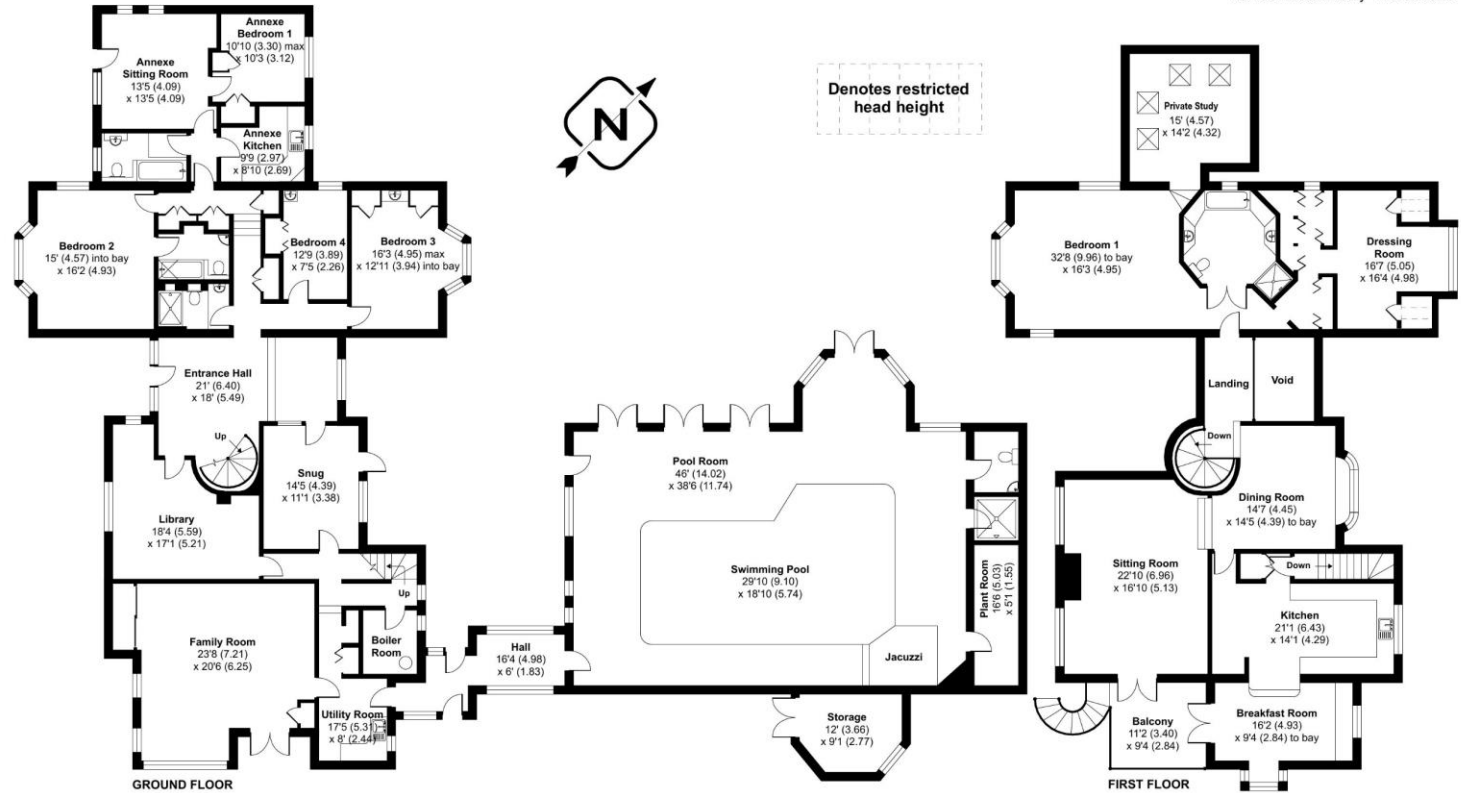


Approximate Area = 6642 sq ft / 617 sq m (Includes Annexe And Excludes Void / Storage)

Limited Use Area(s) = 32 sq ft / 3 sq m

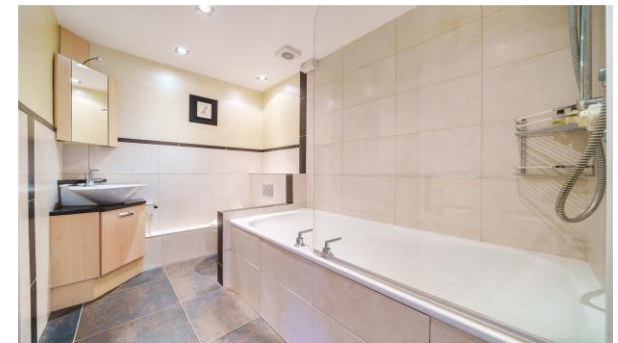
Total = 6674 sq ft / 620 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Charters Estate Agents Limited. REF: 1059927





LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band H

GUIDE PRICE

Asking Price £3,700,000

TENURE

Freehold