



Greenaway Lane, Warsash, Hampshire, SO31 9HS

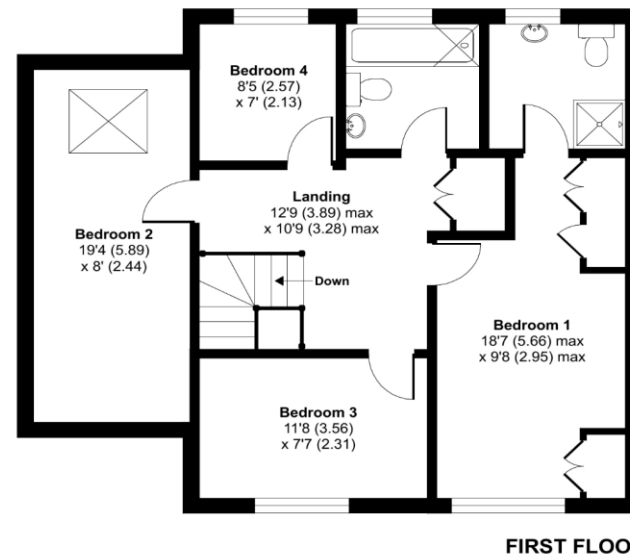
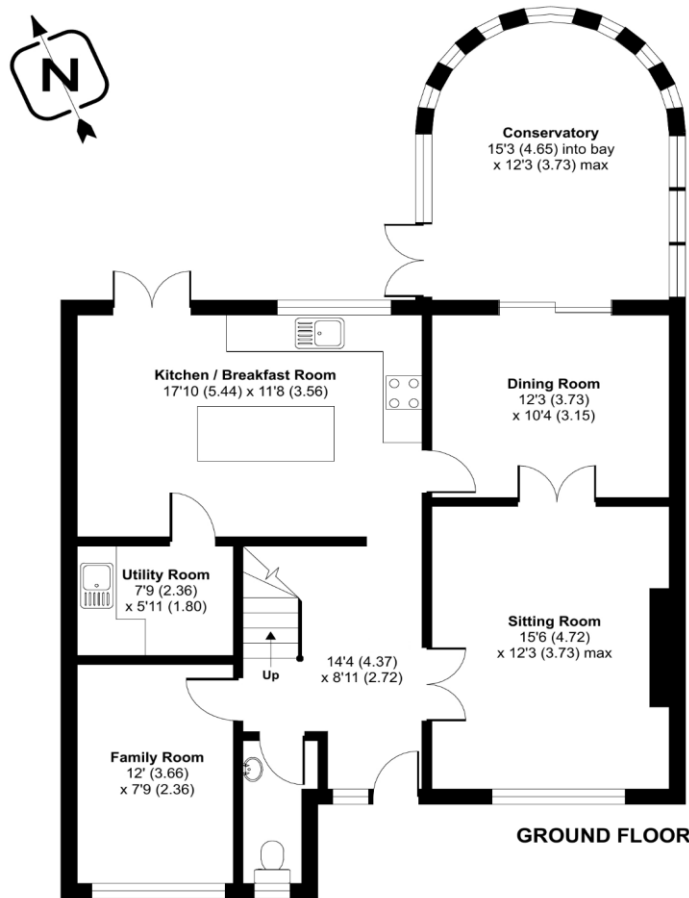


ACCOMMODATION

Situated towards the end of Greenaway Lane, this impressive, detached four-bedroom family home is only a short walk into Warsash Village and Locks Heath Shopping Village. On approach, a large driveway provides parking for multiple vehicles, together with a vast front garden, which has the potential to add garaging, subject to planning permission. Through the front door, the generous entrance hallway provides access to the reception rooms, including a sitting room which offers plenty of space for the family to relax in front of the working fireplace. Double doors lead through to the formal dining room with sliding doors to the large conservatory. The previous garage has been converted into an additional reception room, ideal for a family room or study. A newly fitted kitchen/breakfast room creates the 'hub of the home' with sleek wall and base units and a central island, which is complemented by a separate utility room. French doors open to the rear garden. The first floor boasts four generous bedrooms, with the principal bedroom stretching from the front to the back of the home with built-in wardrobes and an en-suite shower room. Externally, the private rear garden has been meticulously cared for and is mainly laid to lawn with a patio terrace, cleverly placed to capture the best of the sun throughout the day.

Approximate Area = 1759 sq ft / 163.4 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). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 926852



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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. 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 Whitely shopping centre 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, 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 VI and the local primary schools Locks Heath Infant and Junior and Hook with Warsash C of E Academy are also very well regarded.



SPECIFICATION

- Impressive detached family home
- Close to local amenities
- Four bedrooms
- En-suite shower room
- Stunning kitchen/breakfast room
- Utility room
- Three reception rooms and large conservatory
- Private rear garden and ample driveway parking

LOCAL AUTHORITY

Fareham Borough Council

Council Tax Band - E

PRICE

Offers Over £735,000

TENURE

Freehold