



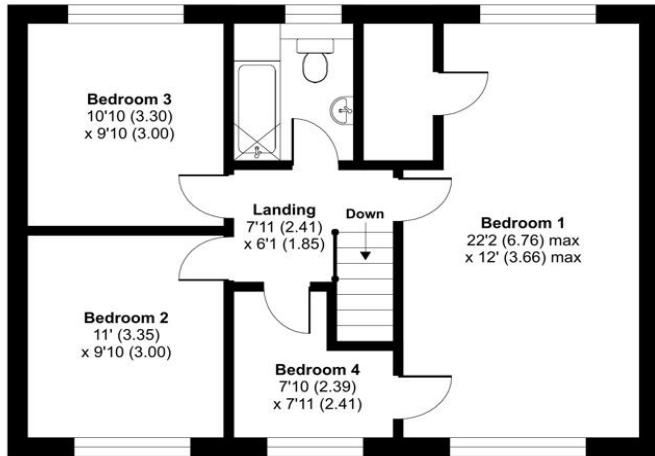


ACCOMMODATION

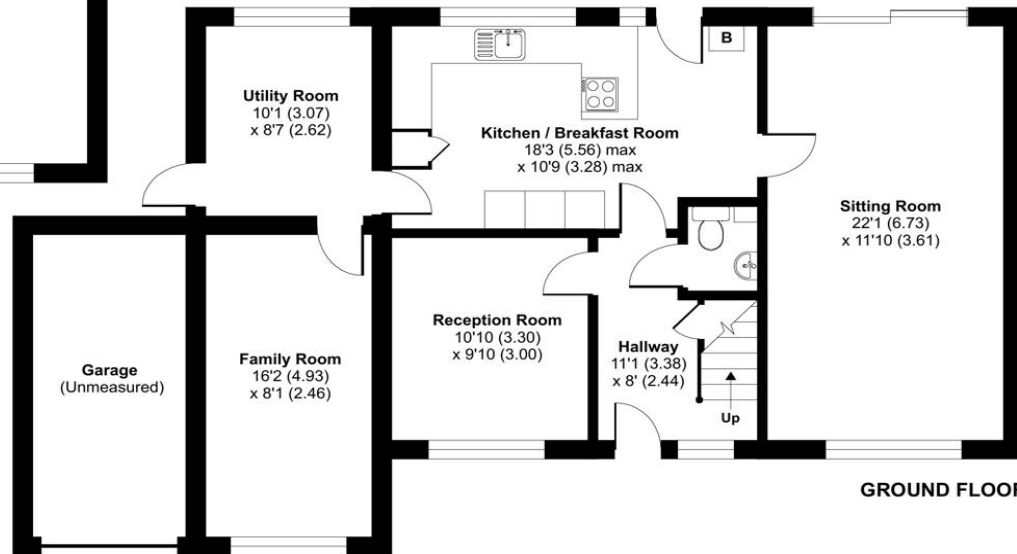
Located within walking distance of Hook with Warsash Infant and Junior School and the beautiful countryside this four-bedroom detached home is ideally positioned. To the front, a driveway offers parking for at least two vehicles. Through the front door, the entrance hallway offers a central access point to all the living accommodations within the property. Stretching from front to back with sliding doors to the garden you will find a large front-to-back sitting room with light flooding through with front and back windows overlooking the rear garden. The kitchen/diner is a light room with enough space to host friends and family also lying across the rear of the home, with access also coming through to the utility and half of the previous double garage which has now been converted to a ground floor family room with single garage remaining. Additionally, the extra ground floor reception room, making a perfect study/dining room is also found off the hallway. The first floor offers four bedrooms with the principal bedroom benefitting from a dressing room. All of the bedrooms are served by the three-piece family bathroom. The rear garden is many laid to lawn with a decking area and mature trees and shrubs surrounding, which also wrap around the property.

Approximate Area = 1607 sq ft / 149.3 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1077662



SITUATION

Warsash is a desirable waterside village situated almost equidistant from Portsmouth and Southampton. The village itself sits at the eastern shore of the mouth of the River Hamble with direct and easy access at all tides to Southampton Water and The Solent which has made it a world-famous sailing location with an abundance of associated facilities and opportunities. The area also offers stunning coastal walks along the shoreline and through the neighbouring Hook Nature Reserve. The village is well served for day-to-day amenities and 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 A/M27 is within easy reach giving access to the wider motorway network beyond, whilst Southampton Airport offers both domestic and international flights.



SPECIFICATION

- Detached family home
- Four bedrooms
- Three reception rooms
- Kitchen/breakfast room
- Separate utility room
- Family bathroom and downstairs cloakroom
- Driveway parking and a garage

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band: E

ASKING PRICE

£575,000

TENURE

Freehold