





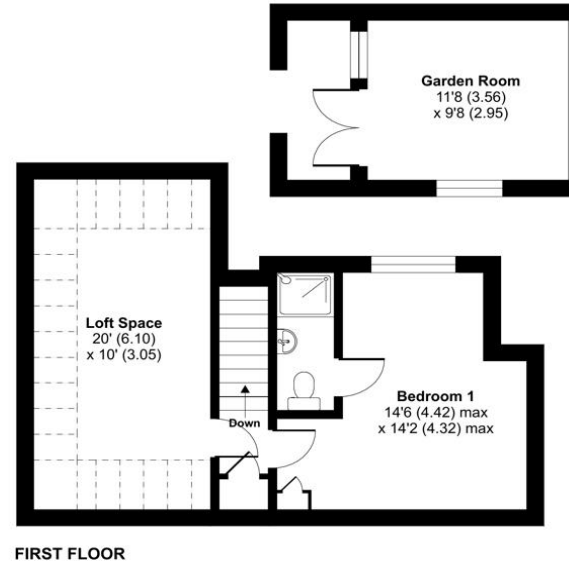
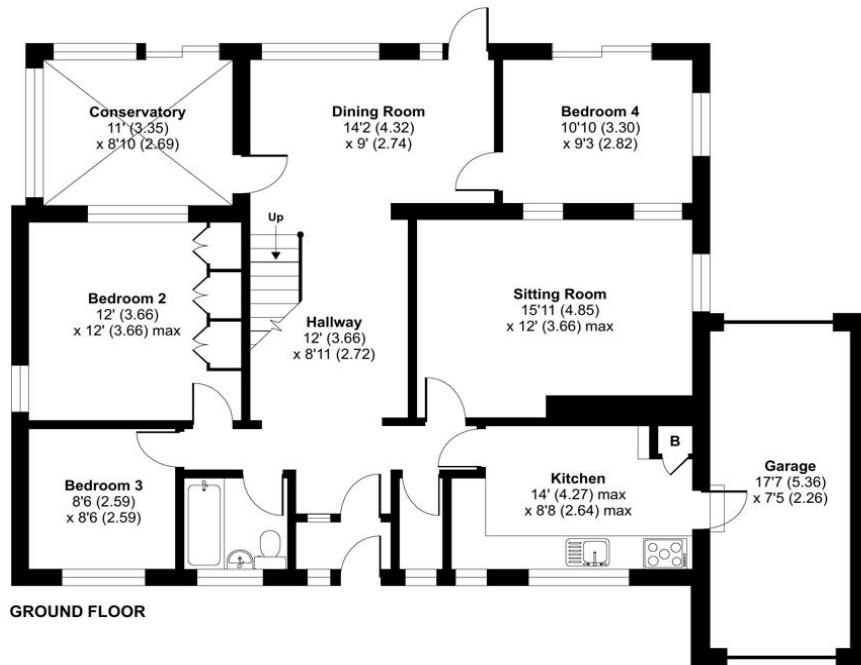
ACCOMMODATION

Introducing a well-presented detached house, set in a highly sought-after residential location. The property offers a spacious and bright living environment, with the ground floor comprising a welcoming entrance hall, leading through to a generous sized sitting room, perfect for entertaining guests and the fitted kitchen, that provides ample storage space as well as access to the integral garage. Additionally, a conservatory and a separate dining area overlooking the pleasant rear garden completes the living accommodation. On the ground floor there are three bedrooms, one benefitting with fitted wardrobes and all served by the downstairs family bathroom. Upstairs, you will find a further bedroom with an en-suite shower room and access to the loft space. Externally, the property boasts a large rear garden, mainly laid to lawn with a patio terrace, ideal for al fresco dining in the summer months. To the front of the property there is ample off-street parking and a single garage.



Approximate Area = 1525 sq ft / 141.7 sq m
 Limited Use Area(s) = 100 sq ft / 9.3 sq m
 Garage = 132 sq ft / 12.3 sq m
 Garden Room = 157 sq ft / 14.6 sq m
 Total = 1914 sq ft / 177.8 sq m
 For identification only - Not to scale

Denotes restricted head height



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 68 |
| (39-54) | E | | |
| (21-38) | F | 32 | |
| (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: 1076014

SITUATION

Warsash is a village in southern Hampshire, England, situated at the mouth of the River Hamble, west of the area known as Locks Heath. Boating plays an important part in the village's economy, and the village has a sailing club. The village offers some picturesque walks along the River Hamble, with the option to stop in various riverside eateries & take the little pink ferry crossing to Hamble. The local shops are a 15 minute walk away while further amenities of Locks Heath are just over a mile away, including a large Waitrose. The village has a range of shops, pubs and restaurants and more comprehensive facilities can be found in the maritime cities of Southampton and Portsmouth. Local independent schooling is highly regarded with Meoncross, West Hill Park, Boundary Oak and Portsmouth Grammar School all being within easy reach. The M/A27 and A3(M) provide excellent links to the South coast, wider motorway network inland to the north and west and London respectively. Rail links can be found at nearby Fareham and Southampton Parkway, both providing links to London, whilst Southampton Airport (11 miles) provides both domestic and international flights.



SPECIFICATION

- Detached family home
- Sought-after residential location
- Spacious living accommodation
- Four bedrooms
- En-suite shower room and family bathroom
- Large rear garden
- Ample off-street parking and a single garage

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band: F

GUIDE PRICE

Asking Price £570,000

TENURE

Freehold