







## 88A Newtown Road, Warsash, Hampshire, SO31 9GB

*Set within an enviable plot headed toward the shoreline of Southampton Water this unique residence spans over 2500 sq.ft of accommodation and boasts exceptional views out over The Solent and beyond.*



- Picturesque views over the Solent
- Three/Four Bedrooms
- Substantial detached home
- Double Garage
- In & Out Driveway With Electric Gates
- Stunning rear gardens

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## ACCOMMODATION

We understand the property was originally built in 2008 and has been significantly extended and improved by the current owners, with a layout that allows for a great deal of flexibility. The privacy of the setting is one of the main attractions, with two electric gates leading to the sweeping driveway, and beautiful mature trees surrounding the plot. The frontage provides ample off-road parking, along with a double garage. Upon entering a spacious entrance hall welcomes you to the property, with the contemporary kitchen/ dining room to the left. This space features sleek cabinetry, a central island and two sets of double doors which flood the space with light. This floor also comprises a bright and airy sitting/ dining room with sliding doors that provide panoramic views of the garden and out to the Solent, a useful utility room, a study and two of the four bedrooms. One of which boasts the luxury of an ensuite. A guests cloakroom completes this level. Ascending to the first floor there are two generously proportioned bedrooms, boasting exceptional views, one of which features an en suite. The main family bathroom is also found on this level. The rear garden is a true highlight; Split between decking areas and a well-maintained lawn, there are attractive swathes of mature trees, shrubs and plants providing colour and interest throughout the seasons. This is a wonderful spot to while away the hours watching the activity on this bustling stretch of The Solent or to enjoy a sundowner. The garden also features a Summer house, ideal for relaxation or as a home office. This property offers an unparalleled blend of coastal living, modern comfort, and serene privacy, making it an ideal retreat to Savor the charms of the Solent coastline.



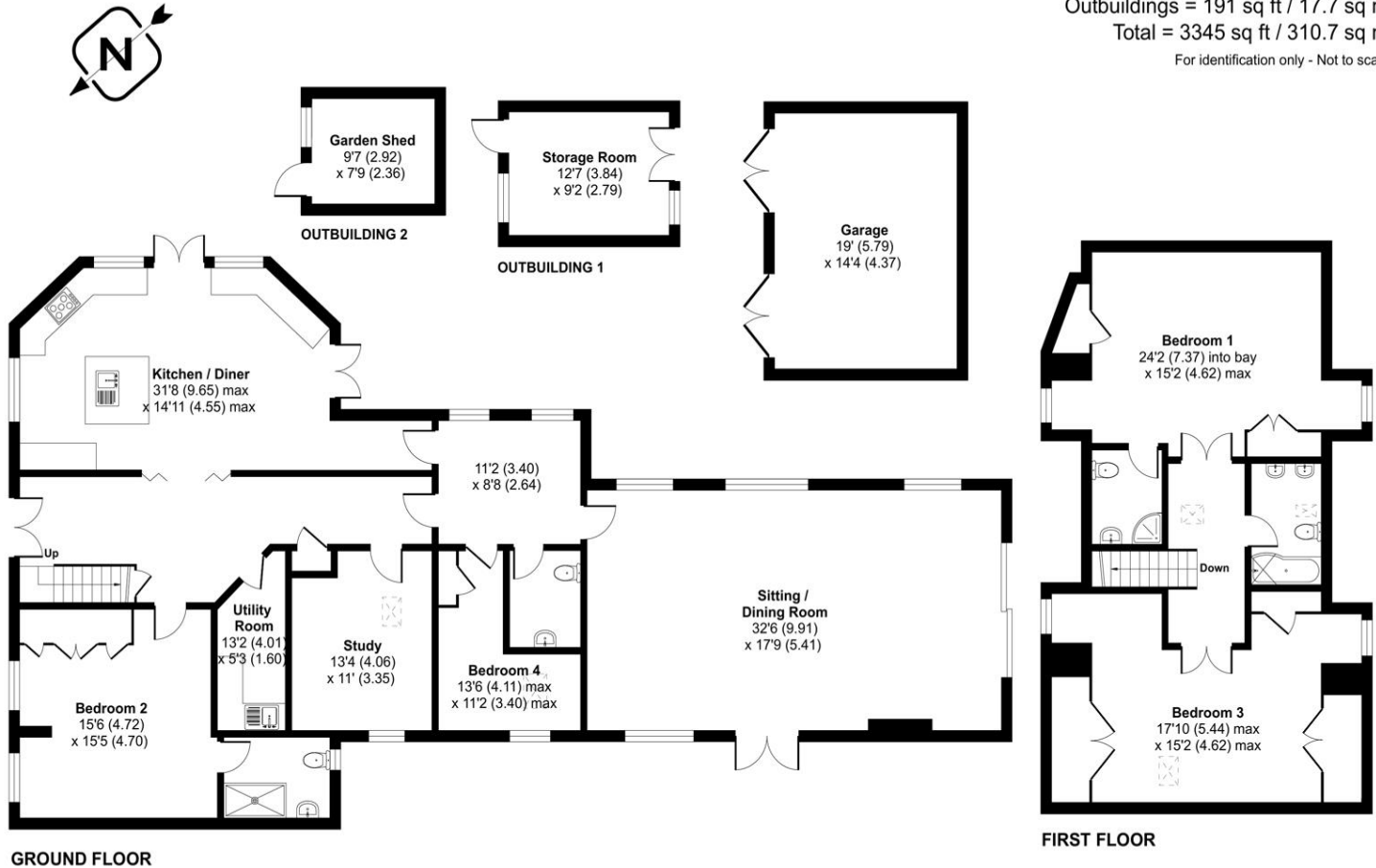
## SITUATION

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+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate Area = 2882 sq ft / 267.7 sq m  
 Garage = 272 sq ft / 25.2 sq m  
 Outbuildings = 191 sq ft / 17.7 sq m  
 Total = 3345 sq ft / 310.7 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). © nrichecom 2024. Produced for Charters Estate Agents Limited. REF: 1108011





**LOCAL AUTHORITY**

Fareham Borough Council  
Council Tax Band E

**GUIDE PRICE**

Asking Price £1,500,000

**TENURE**

Freehold