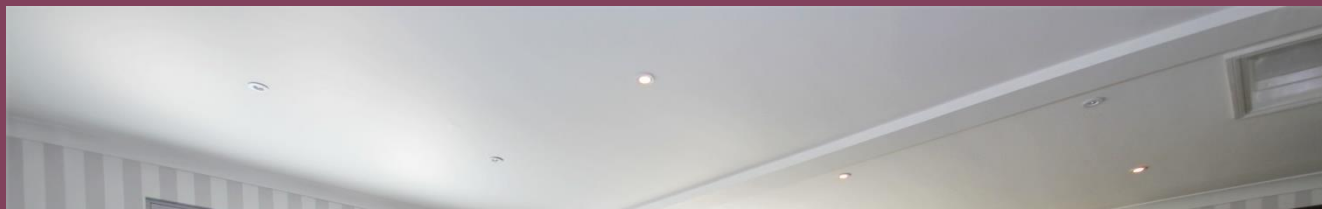




88 Brook Lane, Warsash SO31 9FD
Asking Price £1.1 Million

Walker & Waterer are delighted to present the opportunity to acquire this truly unique home tucked behind double gates in one of the south coasts most sought after waterside villages. Boasting beautifully maintained grounds & a stunning interior marrying opulent elegance with contemporary style, this outstanding property is perfect for both the modern family lifestyle & entertaining alike.





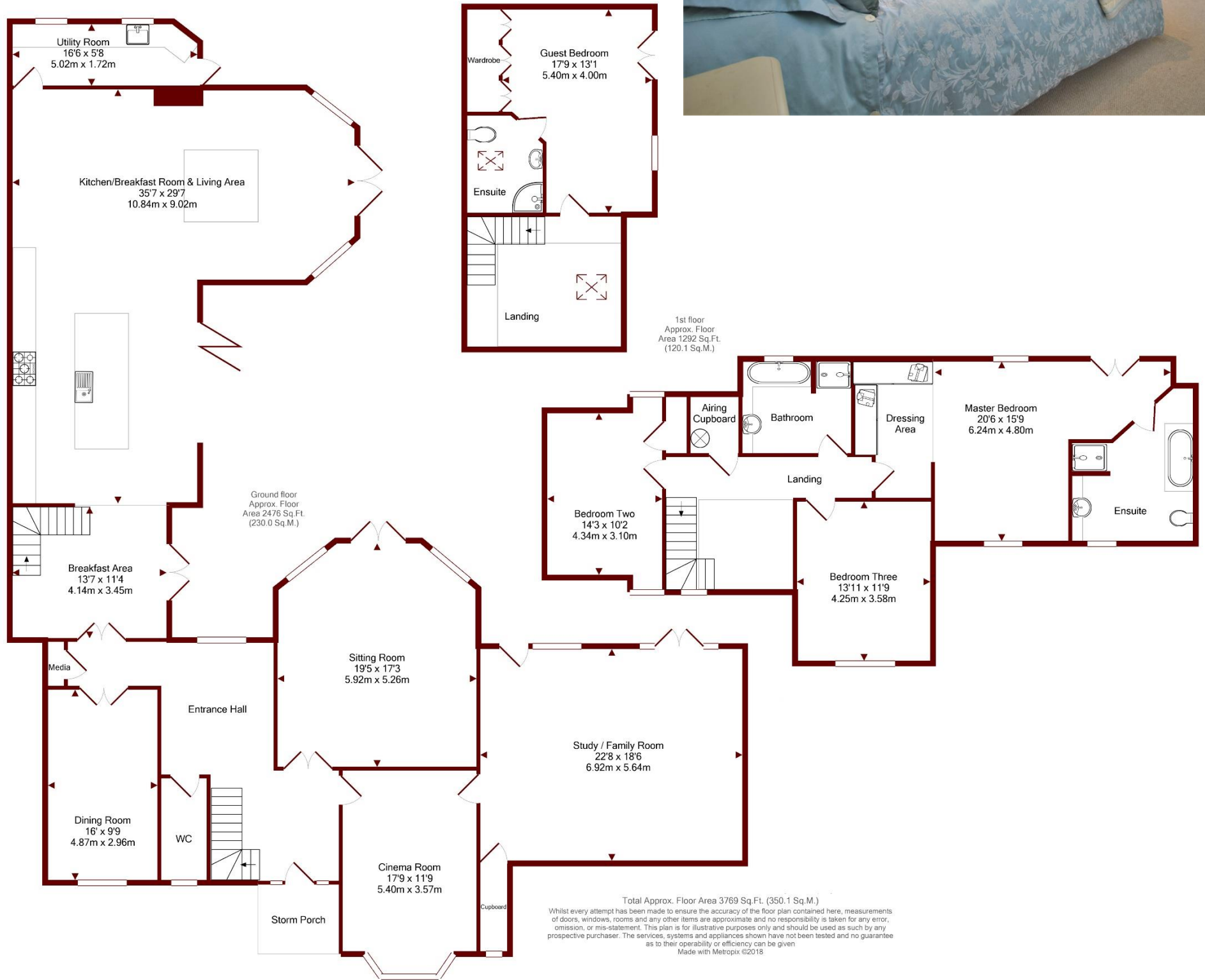


- Electric double gates with security intercom, allowing access to the extensive driveway parking
- Welcoming reception hallway boasting solid wood flooring which continues throughout most of the ground floor
- 19x17' sitting room enjoying double doors & full-length feature windows looking across the garden
- Light & bright open plan kitchen/breakfast/living room with bi-folding doors opening onto the brand-new patio
- Exquisite bespoke fitted kitchen & matching island unit incorporating two dishwashers, fridge/freezer, wine cooler, microwave oven, coffee machine & range cooker
- Luxurious living space featuring vaulted ceiling, impressive sunken seating area & centre piece fireplace with remote controlled gas fire
- Finished with contemporary features including designer radiators, LED feature lighting & picturesque windows
- Further storage & appliance space can be found in the separate utility room

- Elegant dining room with feature panelling
- Impressive cinema room complete with screen, projector & remote-controlled lighting
- Further 22'x18' reception room fitted with attractive shutters & study furniture
- Grand double height breakfast area leading up to the guest suite, offering bedroom with twin Juliette balconies, built in wardrobes & en-suite shower room
- Spacious master suite, also with Juliette balcony, boasts a dressing area & four piece en-suite
- Two further double bedrooms each benefitting from built in storage space
- Two contemporary en-suites & family bathroom each enjoying modern tiling & rainfall showers
- Southerly facing rear garden enjoying an excellent degree of privacy, with sweeping patio & feature lighting







Total Approx. Floor Area 3769 Sq.Ft. (350.1 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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20E Bridge Road, Park Gate, Southampton SO31 7GE
parkgate@walkerwaterer.co.uk

01489 577990

Viewings strictly by appointment



Well known for its maritime connections, Warsash 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 10 minute walk away while further amenities of Locks Heath are just over a mile away, including a large Waitrose. Excellent transport links are also easily accessible including A27, M27, Swanwick train station & Southampton Airport.



Additional Information
Please visit our website www.walkerwaterer.co.uk this site is fast, simple to use and has been designed for you to rapidly find information you require. For any mortgage advice please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage.
Walker & Waterer believe these particulars to be correct but the accuracy cannot be guaranteed and they do not form part of any contract.
Please note at the time of inspection we were unable to check the services and appliances were in working order.
Any intending buyer must satisfy him/herself for the condition and working order of such items and services and is advised to take the advice of his/her solicitor and surveyor.