

AGENTS NOTE: Checks have not been made of the services to the property, or of any equipment/appliances which may be included in the sale. Prospective purchasers should therefore arrange for their own inspection/tests to be carried out. Dimensions are approximate and should not be relied upon for purchasing carpets or other items where accurate measurements are required.  
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VIEWING STRICTLY BY APPOINTMENT WITH HAMPTON IVENS ON (01489) 565636 OR (01489)



Heather Cottage, 42 Osborne Road, Warsash, SO31 9GG  
£595,000

A very desirable Victorian Villa in the heart of Warsash Village and in Hook with Warsash Primary school catchment with a 138' x 42' West facing rear garden. The present owners have extended the original layout to create a very fine family home with three double bedrooms, en suite and bathroom on the first floor and large lounge, stylish kitchen/diner, study and cloakroom on the ground floor. The terraced patio overlooks the west facing rear garden with large lawn. This is a very sought after home and we are expecting strong interest.

**HALL**

With vaulted ceiling, wood flooring, two UPVC double glazed windows, radiator and flat plastered ceiling.

**STUDY**

**3.34m x 3.12m (10'11" x 10'3")**

Double glazed window to front, flat plastered ceiling, radiator, door to lounge.

**LOUNGE**

**6.20m x 4.29m (20'4" x 14'1")**

Log burner, two radiators, flat plastered ceiling. French doors with side panels to rear garden, door to kitchen/dining room.

**KITCHEN/DINING ROOM**

**8.61m x 3.3m (28'3" x 10'10")**

Fitted with a range of solid wood base and wall units topped with a roll edged laminate work surface. Single drainer sink unit with mixer tap. Gas hob, electric double oven and grill, plumbing for washing machine. Peninsular breakfast bar with roll edge laminate work surface. Vinyl flooring, UPVC double glazed window overlooking rear garden, UPVC double glazed door to garden. Solid wood flooring in dining area. Under stairs cupboard.

**CLOAKROOM**

**1.33m x 1.2m (4'4" x 3'11")**

Low level wc, pedestal wash hand basin, radiator, vinyl flooring, flat plastered ceiling, UPVC double glazed window to rear.

**LANDING**

Access to loft, flat plastered ceiling.

**BEDROOM ONE**

**5.66m max x 4.29m (18'7" max x**

An L-shaped bedroom with 3.08m high flat plastered ceiling. Two UPVC double glazed windows to rear, radiator.

**ENSUITE SHOWER ROOM**

**1.76m x 1.45m (5'9" x 4'9")**

Shower cubicle, low level wc, pedestal wash hand basin. High flat plastered ceiling, laminate flooring, extractor fan.

**BEDROOM TWO**

**3.68m x 3.33m (12'1" x 10'11")**

Picture rail, cast iron fireplace and UPVC double glazed window to front. Built in cupboard, high ceiling, radiator.

**BEDROOM THREE**

**3.65m x 3.33m (12'0" x 10'11")**

Picture rail, dado rail, cast iron fireplace

and UPVC double glazed window to front. Built in shelves with storage cupboards over, high ceiling, radiator.

**BATHROOM**

**3.25m x 2.41m (10'8" x 7'11")**

Refitted with panelled bath, low level wc, pedestal wash hand basin and large shower cubicle. Laminate flooring, ladder style radiator, high flat plastered ceiling and UPVC double glazed window to rear.

**OUTSIDE**

Garage with up & over door for small car. Plumbing for washing machine and space for tumble dryer. Door to rear.

**GARDEN**

**138' x 42' (42.06m x 12.80m)**

West facing rear garden with decking, split level patio, octagonal seating area with roof. Large lawn area, large shed. Outside tap

**DIRECTIONS**

From Warsash Village proceed along Warsash Road and turn right into Osborne Road and the property is on the right hand side

**Ground Floor**

**First Floor**

