

Chimneypots

estate agents



Greenaway Lane,
Warsash SO31 9HT

Price on Application

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- BEAUTIFUL 6 BEDROOM EXECUTIVE FAMILY HOME
- SELF CONTAINED 1 BEDROOM ANNEX OVER DETACHED GARAGE
- LARGE SEMI-RURAL PLOT WITH SCOPE FOR FURTHER LANDSCAPING
- EN-SUITES TO ALL BEDROOMS
- AUTOMATED ELECTRIC ENTRANCE GATES OFFER EXCLUSIVE SECURITY
- SOUGHT AFTER CENTRAL VILLAGE LOCATION CLOSE TO LOCAL AMENITIES AND EXCELLENT SCHOOLS
- SUNNY FRONT AND REAR ASPECTS
- OVER-SIZED TRIPLE GARAGE FITTED WITH ELECTRIC DOORS



Set in arguably one of the most desired and prestigious locations in Warsash, is this beautiful and immaculately presented bespoke executive home built by a local builder offering in excess of 4500 sq ft. of superb accommodation organised over three levels providing versatile and impressive space for entertaining and family living. The property is accessed via security gates with a gravelled driveway providing parking for several cars and access to the detached triple garage. There is a welcoming reception hall as you enter the property with a central staircase leading to a galleried landing and doors leading to the principal living accommodation. Overlooking the front aspect is a study.



To the rear is a fabulous 35ft x 29ft Kitchen/ Dining/ Family Room with an extensive range of eye and base level units with granite worksurfaces above and upstands, some integrated appliances and QUOOKER instant hot tap. With views overlooking the front and rear aspects and 4 meter bi-folding doors leading out to a lovely patio area which extends across the rear of the property and enjoys pleasant views over the rear gardens. In the living area there is a Contemporary "Morso" wood burner to complement the room. There are two further reception rooms, a sitting room with French doors to the garden and further feature wood burn and family lounge. A utility, cloakroom and garden toilet complete the ground floor accommodation.

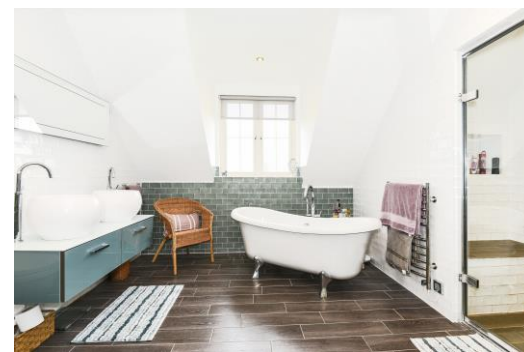
The ground floor benefits underfloor heating throughout, there are beautiful ceramic tiled floor coverings fitted which flow from the hallway into the kitchen/ dining/ family room and utility,



There is ceramic wood effect tiling in the sitting room. The family lounge, study and bedrooms benefit carpeting.

On the first floor there is a spacious galleried landing. The master suite benefits his and hers dressing rooms and beautiful en-suite bathroom fitted with a four piece suite. There are four further en-suite bedrooms with fitted walk in wardrobes. On the second floor is a further en-suite bathroom completing the internal accommodation. The bathrooms once again benefit tiled flooring with underfloor heating.

A further benefit of the property is the self contained one bedroom annexe located above the garages. The gardens extend around the sides and to the rear of the property, it is predominantly laid to lawn and benefits a Southerly aspect.



ACCOMMODATION

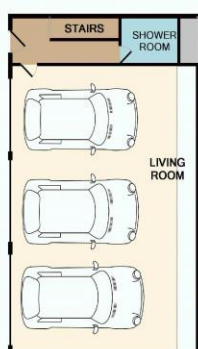
Front Door Leading To:
Hallway
Open Plan Kitchen/ Dining/ Family Room
Utility Room
Sitting Room
Family Lounge
Study
Cloakroom
Galleried Landing
Master Bedroom Suite
Dressing Rooms
En-Suite Bathroom
Bedroom Two
Walk In Wardrobe
En-Suite

Bedroom Three
Walk In Wardrobe
En-Suite
Bedroom Four
Walk In Wardrobe
En-Suite
Bedroom Five
Walk In Wardrobe
En-Suite

OUTSIDE

Front and Rear Gardens
Triple Garage
Self Contained Annexe

This bespoke family home is well positioned in Warsash where there is an excellent sense of community and many local amenities including a church, public houses and several independent shops and businesses. The property is also within the highly sought after catchment of Hook with Warsash school. The area is also well served by public transport links including a pedestrian ferry to Hamble across the water. More comprehensive facilities can be found at nearby Southampton, Fareham and Portsmouth which are easily accessed via the nearby A/M27 road networks. Commuters will find mainline links to London at Southampton Parkway train station.



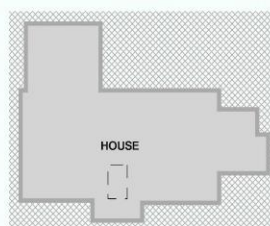
2ND FLOOR
APPROX. FLOOR
AREA 210 SQ. FT.
(22.9 SQ. M.)

GROUND FLOOR
APPROX. FLOOR
AREA 3023 SQ. FT.
(280.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 5872 SQ. FT. (554.8 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, 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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SITE PLAN

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.