

# Chimneypots

estate agents



Newtown Road,  
Warsash SO31 9GA

Situated in the heart of Warsash Village and a short distance from the foreshore is this nicely presented detached family home.

Guide Price of **£435,000**



# Newtown Road, WARSASH SO31 9GA

- A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME OFFERING BRIGHT AND SPACIOUS ACCOMMODATION
- FOUR BEDROOMS
- LOUNGE AND KITCHEN/DINER
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- SET ON A PLOT EXTENDING TO APPROXIMATELY 145FT
- DRIVEWAY AND GARAGE
- BASEMENT ROOMS
- DOUBLE GLAZED AND GAS CENTRALLY HEATED



This spacious and unique four bedroom home sits in a sizeable plot that measures approximately 145 feet in depth. Sited in a prime Warsash village location near the banks of the river Hamble, schools of excellent repute are close by, together with several independent shops and a host of eateries and Inns. Access to the south coast cities of Southampton and Portsmouth is easy with excellent road and rail links. Across the road from the property are footpaths winding down to undoubtedly the most fascinating stretches of the Solent and Hamble River, which is frequented by avid sailors for its fine sailing and social scene. maritime enthusiasts and ornithologists for the migrating seabirds,



picturesque views and array of elegant liners and cargo cutting through Southampton water. This address is ideal for those who require activity and amenities close by.

The property is an individual design and offers excellent, versatile accommodation with the added benefit of spacious, light rooms all with fantastic elevated views over landscaped gardens across the roof tops and treetops of the village. The living room has ample room for sofas arranged around the fireplace a necessity in winter months after braving the coastal elements. There are two further ground floor rooms and a spacious bathroom.

The first floor has two well proportioned double bedrooms with plentiful storage and the Master with en suite facilities - all with views over the gardens.





An outstanding feature of this home has to be the kitchen/ diner situated across the rear of the property. It has large picture windows, to view the extensive gardens in all their glory from the kitchen table and preparation area. This room is the hub of the home, an entertaining social space with a panoramic vista over the garden and village by day and by night when this fabulous elevated position provides tranquility and atmosphere. The gardens are an enviable display of expert planting, showcasing the mature plants and shrubbery in all its glory. The established miniature tree specimens cast welcome shadows from where one can observe the daily changes in the flora and spy on birds and foraging wildlife.

In summary this is a fabulous property, ideally situated, offering spacious and sizeable accommodation throughout with the added benefit of a central village position and stunning established gardens. A home with warmth and a truly welcoming feel, a viewing is highly recommended



ACCOMMODATION

- Entrance Porch
- Front Door Leading to:
- Entrance Hallway
- Lounge 17' 10" x 12' 5" (5.43m x 3.78m)
- Kitchen/ Diner 16' 2" x 11' 3" (4.92m x 3.43m)
- Bedroom Three 11' 9" x 10' 10" (3.58m x 3.30m)
- Bedroom Four 8' 10" x 12' 8" (2.69m x 3.86m)
- Family Bathroom
- Landing
- Master Bedroom 12' 4" x 11' 6" (3.76m x 3.50m)
- En-Suite Shower Room
- Bedroom Two 12' 4" x 12' 8" (3.76m x 3.86m)

- Outside
- Front and Rear Gardens
- Garage and Driveway
- Basement Rooms

Energy Performance Certificate

71, Newtown Road, Warrash, SOUTHAMPTON, SO31 9GA

Dwelling type: Detached bungalow

Reference number: 2918-0037-7225-0297-0299

Date of assessment: 29 May 2013

Type of assessment: RUSAP, existing dwelling

Date of certificate: 03 June 2013

Total floor area: 119 m<sup>2</sup>

Use this document for:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 4,617

Over 3 years you could save

£ 1,095

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 180 over 3 years	
Heating	£ 3,206 over 3 years	£ 2,463 over 3 years	
Hot Water	£ 360 over 3 years	£ 279 over 3 years	
Total	£ 4,917	£ 2,922	You could save £ 1,095 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - Better rating costs

100 (A+++)

95 (A++)

90 (A+)

85 (A)

80 (B)

75 (C)

70 (D)

65 (E)

60 (F)

55 (G)

50 (H)

45 (I)

40 (J)

35 (K)

30 (L)

25 (M)

20 (N)

15 (O)

10 (P)

5 (Q)

0 (R)

Very energy inefficient - Higher rating costs

Current

Potential

71

40

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D rating 69.

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

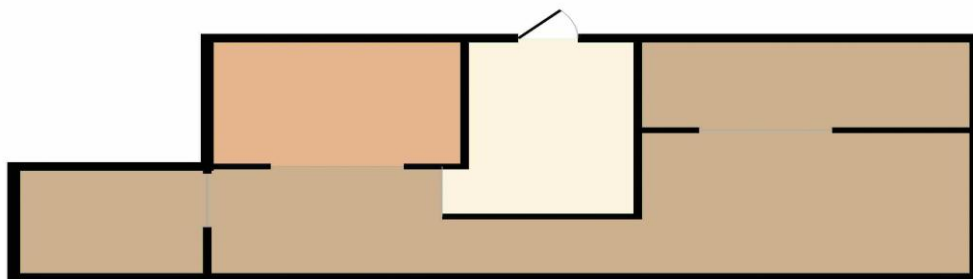
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 228	
2 Low energy lighting for all fixed outlets	£75	£ 141	
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 165	

See page 3 for a full list of recommendations for this property.

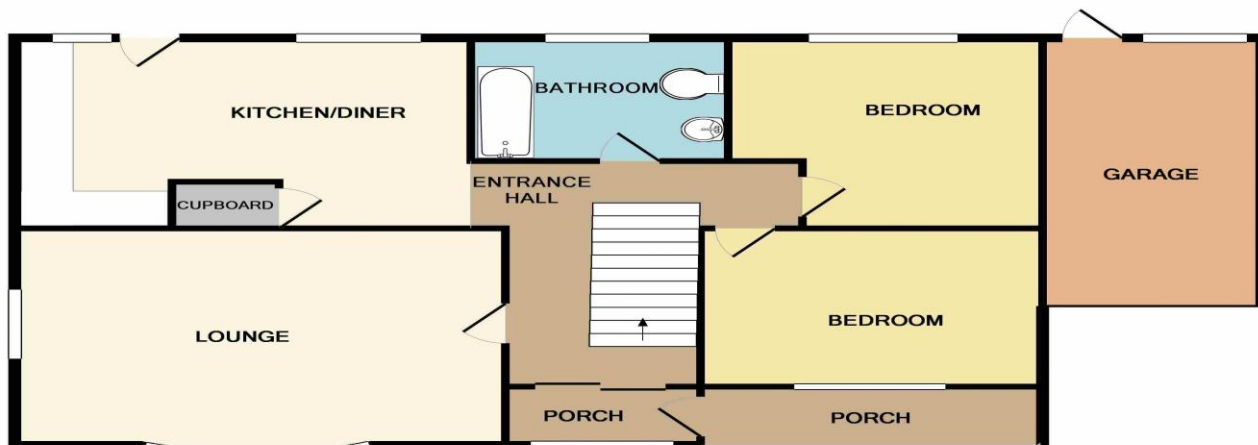
To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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BASEMENT LEVEL  
APPROX. FLOOR  
AREA 445 SQ.FT.  
(41.3 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 1038 SQ.FT.  
(96.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 470 SQ.FT.  
(43.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1954 SQ.FT. (181.5 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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