


**Cowes Lane, Warsash, SO31 9HD**  
**4 Beds - 2 En-suite - 2854 sq.ft**

Location, Location, Location! Little will compare to the tranquil setting of this fabulous property in the heart of Warsash

**FEATURES**

- Unrivalled location with spectacular views across The Solent
- Three reception rooms plus kitchen/breakfast room and sun lounge
- Two en-suite bedrooms, both with fitted wardrobes and beautiful views
- Extensive gardens surrounding the property plus ample driveway
- Only a 5 minute walk from the beach
- Offered with no forward chain
- And more...



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>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(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	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Situated at the furthest point of Cowes Lane set amongst beautiful grounds with far reaching views across the Solent this individual property is coming to the market for the first time in many years. Accommodation is currently arranged over two floors; the ground floor offers a spacious kitchen/ breakfast room, study, dining room which is open to the drawing room and is just the most perfect spot to sit and soak up the beautiful surroundings. The sun lounge is an extension of the living space here with triple aspect windows allowing an abundance of natural light through. A WC completes the ground floor.

The extra wide wooden staircase is a lovely feature of this characterful property which leads up to the first floor landing. Four double bedrooms, two of which are en-suite and benefit from the wonderful views, make up the remainder of the accommodation with bedrooms three and four sharing the family bathroom. Storage in all bedrooms whether in the form of fitted wardrobes, cupboards or eaves storage, make this a well considered family home. The huge loft offers potential to add further accommodation.

Outside, a courtyard off the kitchen offers doors off to the garage/workshop, a log store and outside WC - great for the gardeners and when hosting garden parties. The gardens are just delightful - well stocked fruit trees, large shrubs and mature trees surround the property. The glorious views beyond the rear garden, over the nature reserve and Solent, towards the Isle of Wight really make this a truly spectacular setting. It is also only a 5 minute walk to the beach! Please call today to arrange your viewing on this wonderful property and don't forget to ask us the history of the name, Bramble Bank, we'd love to share our local knowledge with you!



### Entrance Hall (17' 0" x 12' 9") or (5.17m x 3.89m)

Coving to textured ceiling, wooden staircase to first floor landing, radiator, 2x under stairs cupboards - one housing gas and electric meters. Wooden flooring. Steel framed single glazed window to front.

### Study (9' 0" x 9' 10") or (2.74m x 3.00m)

Coving to textured ceiling. Steel framed single glazed window to front with secondary glazing. Radiator.

### W.C (9' 0" x 2' 11") or (2.74m x 0.89m)

Textured ceiling. Steel framed single glazed window to side, all mounted wash hand basin, low level WC.

### Kitchen/Breakfast room (20' 6" x 11' 11") or (6.26m x 3.63m)

Plain plastered ceiling with inset spot lights. UPVC double glazed window to rear, wooden framed single glazed window to side. Wall and base units with roll edge laminate worktops. Integrated appliances; dishwasher, washing machine, tumble drier, fridge and freezer. Double Neff oven, 4 ring electric hob inset to worktop. Stainless steel one and a half bowl sink and drainer.

### Dining Room (13' 11" x 13' 9") or (4.25m x 4.18m)

Coving to textured ceiling, serving hatch to kitchen, box bay window to rear with UPVC double glazed window. Radiator. Open to;

### Drawing Room (24' 8" x 13' 11") or (7.52m x 4.23m)

Coving to textured ceiling, UPVC double glazed window to rear, radiator. Open fireplace with stone surround and hearth, built in bookshelves. Steel frames single glazed window to front with secondary glazing.

### Sun Lounge

Textured ceiling, steel framed sliding patio doors to side and rear. Low level wall with UPVC double glazed windows to side, power and lighting. Stone flooring.

### Courtyard

Doors to: wood store, outside WC and gate to garden.

### First Floor Landing (23' 1" x 10' 11") or (7.03m x 3.32m)

Coving to textured ceiling, 2 x steel framed single glazed windows to front, cupboard, loft hatch.

### W.C (5' 4" x 3' 10") or (1.63m x 0.95m)

Textured ceiling. Steel framed single glazed window to side, all mounted wash hand basin, low level WC.



### Garage/Workshop (30' 3" Max x 16' 6" Max) or (9.23m Max x 5.03m Max)

Steel framed single glazed windows to rear, wooden framed single glazed window to side. Up and over garage door to front. Power and light.



### Bathroom (7' 9" x 10' 11") or (2.36m x 3.32m)

Textured ceiling, Steel framed single glazed window to front, Electric shower over bath, part tiled walls, wash hand basin, heated towel rail. Further door to Master en-suite.

### Master Bedroom (15' 11" x 12' 1") or (4.86m x 3.69m)

Textured ceiling, UPVC double glazed window to rear, built in double wardrobe with sliding doors, door to eaves storage, radiator.

### Master en-suite (10' 11" x 6' 11") or (3.32m x 2.12m)

Textured ceiling, radiator, UPVC double glazed window to side. Low level WC with concealed cistern, wash hand basin inset to vanity unit with light and shaver point. Thermostat control.

### Guest Bedroom (14' 0" x 12' 1") or (4.26m x 3.69m)

Textured ceiling, UPVC double glazed window to rear, radiator. Built in wardrobe plus cupboard housing water tank.

### Guest en-suite (12' 1" x 5' 7") or (3.69m x 1.69m)

Plain plastered ceiling. wooden framed single glazed window to side with secondary glazing. Eaves storage, radiator. Pedestal wash hand basin, low level WC, pedestal wash hand basin. Fully tiled.

### Bedroom 3 (12' 1" x 10' 0") or (3.69m x 3.05m)

Textured ceiling, UPVC double glazed window to rear, built in cupboard with shelving. Wash hand basin with light and shaver point above. Radiator.

### Bedroom 4 (9' 9" x 9' 7") or (2.96m x 2.93m)

Textured ceiling, steel framed single glazed window to side, radiator, door to eaves storage.

### Frontage

Shingle driveway with five bar gate and parking for numerous vehicles. Large front garden, mainly laid to lawn with hedgerow to front. Selection of mature shrubs and trees, including well stocked fruit trees. N.B. Large oak tree is subject to a tree preservation order.

### Garden

Enclosed by low level hedging and fencing with views beyond the garden, across the Nature Reserve, to the Isle of Wight. Mainly laid to lawn with shrub borders and patio area. Access at both sides to front of property.



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