



ASKING PRICE

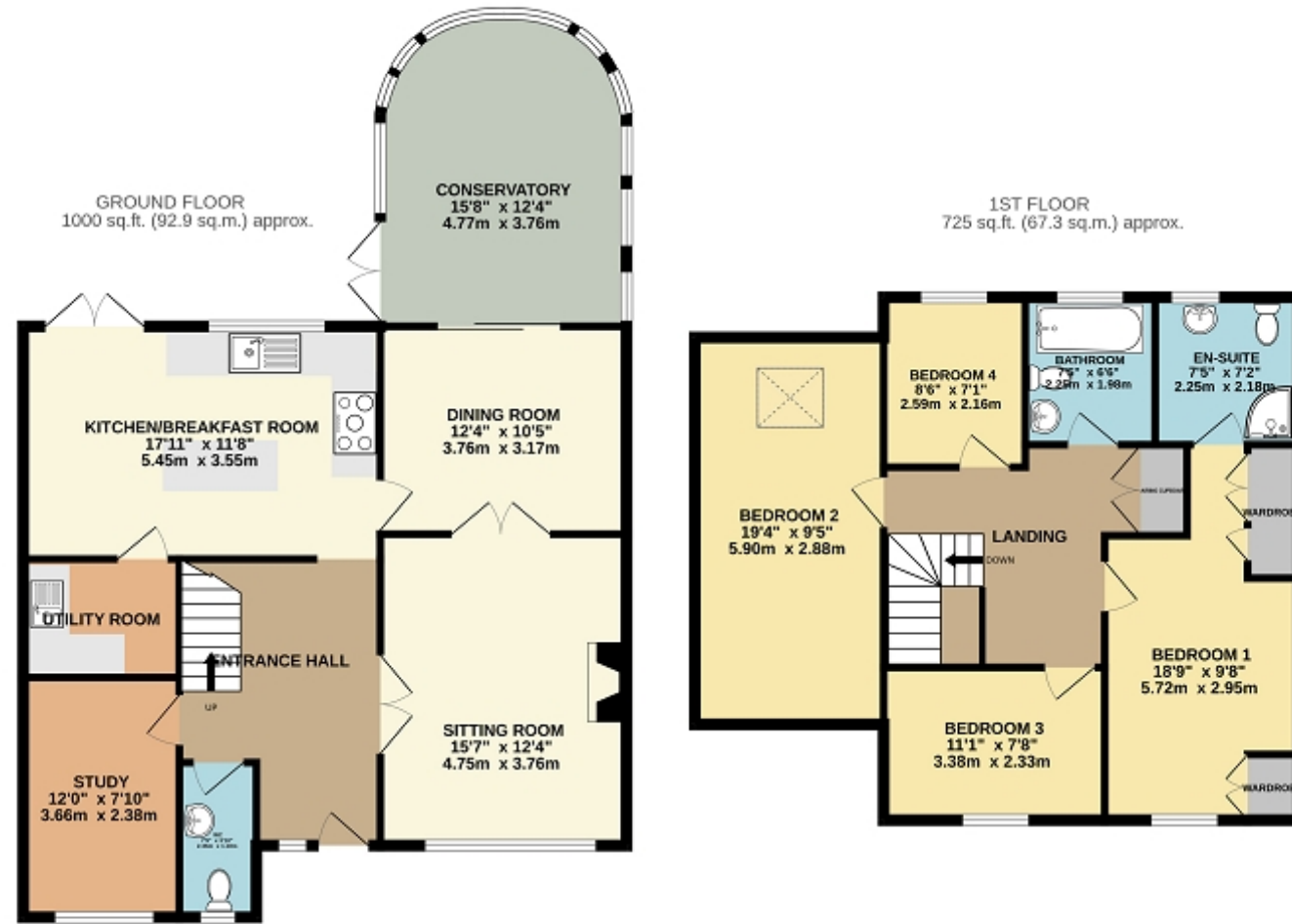
£685,000

Freehold

Greenaway Lane, Warsash, SO31 9HS

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Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 1724 sq.ft. (160.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Greenaway Lane, Warsash, SO31 9HS

4 Beds - 2 Baths

Brambles are delighted to bring to the market this four bedroom detached house in a sought after area, within walking distance to Warsash Village.

FEATURES

- Impressive detached family home
- Four generously sized bedrooms with en-suite to master
- Contemporary kitchen/breakfast room plus additional utility room
- Three reception rooms plus conservatory
- Private, landscaped back garden
- Driveway providing off road parking for three cars



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

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Bursledon | Warsash | Mayfair



Greenaway Lane is a charming and quiet, no-through residential street just a short walking distance from Warsash Village. Warsash itself is a quaint, picturesque village situated at the mouth of the River Hamble, featuring local shops, cafes, pubs and all essential amenities. Its rich in maritime heritage and its coastal charm makes it a popular spot for sailing and other water based activities, as well as some wonderful coastal and woodland walking trails at the nearby nature reserves. Warsash is well connected with local bus services and a network of local roads linking to the neighbouring areas of Locks Heath, Titchfield, and Park Gate. The nearby A27 and M27 provide excellent access to neighbouring cities of Portsmouth, Southampton and beyond. On approach, gates open to the block paved driveway offering off road parking for three cars. The front garden is mainly laid to lawn creating an inviting entrance to this home, with hedgerows providing added privacy. As you step in the front door the spacious hallway sets the tone for the rest of this wonderful family home. Downstairs you will find a cosy sitting room where you can truly relax and unwind. The contemporary kitchen / breakfast room, finished to a high standard features Quartz worktops and some integrated appliances. This room features a kitchen island offering ample storage solutions and wine fridge, with space for bar stools too, this provides an excellent casual dining area. In addition a separate dining room is the perfect place for formal dinners or entertaining guests. A practical utility room ensures the home is kept clutter free. For remote workers, the designated study offers plenty of natural light and space to accommodate a desk and storage. To the rear, a bright and attractive conservatory overlooks the beautifully manicured garden, mainly laid to lawn with patio area and fully functioning hot tub. Rising up the stairs to the first floor, the gallery style landing has doorways leading to all rooms. Up here, four generous bedrooms and a three piece family bathroom with shower over the bath. The master bedroom further benefits from an en-suite shower room and range of fitted wardrobes offering plenty of storage solutions. We recommended a viewing to fully appreciate this remarkable family home



Landing (11' 2" x 12' 10") or (3.40m x 3.92m)

Gallery style landing. Carpeted. Skirting boards. Radiator. Doorways leading to all rooms on the first floor. Access to loft with ladder. Access to airing cupboard housing the immersion tank, with shelving space.

Master Bedroom (18' 9" x 9' 8") or (5.72m x 2.95m)

Wooden panel door with brass fittings and glass fan light above. UPVC double glazed, leaded light window to front aspect. Radiator. Carpet. Skirting boards. Range of fitted wardrobes. Doorway leading to en-suite.

En-Suite (7' 5" x 7' 2") or (2.25m x 2.18m)

Wooden panel door with brass fittings. UPVC double glazed opaque window to rear aspect. Tiled floor. Tiled walls. Low level WC and cistern. White hand wash basin with chrome mixer tap. Shower cubicle and tray with glass shower screen and sliding door. Chrome rainfall effect shower with hand held attachment. Electric shaving point. Extractor fan. Chrome ladder style heated towel rail. Fitted wall mirror.

Bedroom Two (19' 4" x 9' 5") or (5.90m x 2.88m)

Wooden panel door with brass fittings. Large Velux skylight with fitted blind. Radiator. Carpet. Skirting boards.

Bedroom Three (7' 8" x 11' 1") or (2.33m x 3.38m)

Wooden panel door with brass fittings and glass fan light above. UPVC double glazed, leaded light windows to front aspect. Carpet. Skirting boards. Radiator.

Bedroom Four (8' 6" x 7' 1") or (2.59m x 2.16m)

Wooden panel door with brass fittings and glass fan light above. UPVC double glazed window to back garden. Carpet. Skirting boards. Radiator.

Family Bathroom (7' 5" x 6' 6") or (2.25m x 1.98m)

Wooden panel door with brass fittings. UPVC double glazed opaque window to rear aspect. Laminate style flooring. Half tiled walls. White panel bath with glass shower screen and chrome hot and cold taps. Wall mounted electric shower over bath. low level WC with cistern. White hand wash basin. Fitted wall mirror. Electric shaving point. Radiator. Extractor fan.

Garden

North-facing garden. Accessible from the kitchen and conservatory. Mainly laid to lawn. Block paved patio area. French drainage. Side access gate leads to front and driveway. Fully fenced. Block paved pathway leads down to wooden shed. Borders with mature plants and shrubs. Outdoor tap. Fully working hot tub. Block paved pathway leads to a second wooden shed.

Other

Fareham Borough Council Tax Band E £2,521.93 2024/25 charges

Outside

Wooden gate opens up to block paved driveway with space for three cars. Front garden is mainly laid to lawn. Tall, mature hedge rows provide privacy. Picket fence to one side. Sheltered porch canopy over front door.

Entrance Hall (14' 4" x 10' 1") or (4.37m x 3.07m)

UPVC front door with brass fittings. Full height, UPVC double glazed glass, leaded light panel to side of door. Fitted cairn mat. Radiator. Carpet. Skirting boards. Carpeted, turning staircase with wooden hand rails rising to first floor. Doorways leading to WC, sitting room, kitchen and study.

Study (12' 0" x 9' 5") or (3.66m x 2.88m)

Wooden panel door with brass fittings. UPVC double glazed, leaded light windows to front aspect. Carpet. Skirting boards. Radiator with individual thermostat. Access to RCD breaker switches. Inset spots.

W.C. (7' 9" x 3' 10") or (2.36m x 1.18m)

Wooden panel door with brass fittings. UPVC double glazed, leaded light opaque window to front aspect. Tiled floor. Half tiled walls. Low level WC and cistern. White hand wash basin with chrome mixer tap and vanity unit below. Radiator. Access to fire and security alarm control panel.

Sitting room (15' 7" x 12' 4") or (4.75m x 3.76m)

Wooden double doors with brass fittings and opaque glass panel inserts. UPVC double glazed, leaded light window to front aspect. Radiator. Carpet. Skirting boards. Cast iron log burner with brick hearth and surround with wooden mantle. Doorway leading to dining room.

Dining Room (10' 5" x 12' 4") or (3.17m x 3.76m)

Wooden double doors with brass fittings and opaque glass panel inserts. Carpet. Skirting boards. Radiator. Doorway leading to conservatory. Doorway leading to kitchen.

Kitchen (11' 8" x 17' 11") or (3.55m x 5.45m)

Two wooden panel doors with brass fittings. UPVC double glazed French doors leading to garden. UPVC double glazed window to back garden. Tiled flooring. Skirting boards. Two radiators. Full range of matching wall and base units. Quartz worktops with drainer inserts. Stainless steel sink and half with chrome mixer tap. Tiled surrounds. Integrated dishwasher. Space for double gas oven. Matt black extractor hood. Space for American style fridge freezer. Kitchen island can be used as a breakfast bar, also with quartz worktops and storage options beneath including wine fridge. Cupboard housing the Worcester boiler. Doorway leading to utility room.

Utility Room (5' 11" x 7' 10") or (1.81m x 2.38m)

Wooden door with brass fittings. Wall and base units. Stainless steel sink and half with chrome mixer tap. Space and plumbing for washing machine. Space and plumbing for fridge freezer. Vinyl floor. Skirting boards.

Conservatory (15' 8" x 12' 4") or (4.77m x 3.76m)

Aluminium sliding door. UPVC double glazed glass panels all around with one opening window to side aspect. Poly carbonate roof. UPVC double glazed French doors with brass fittings leading to garden. Radiator. Outlook over back garden.



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