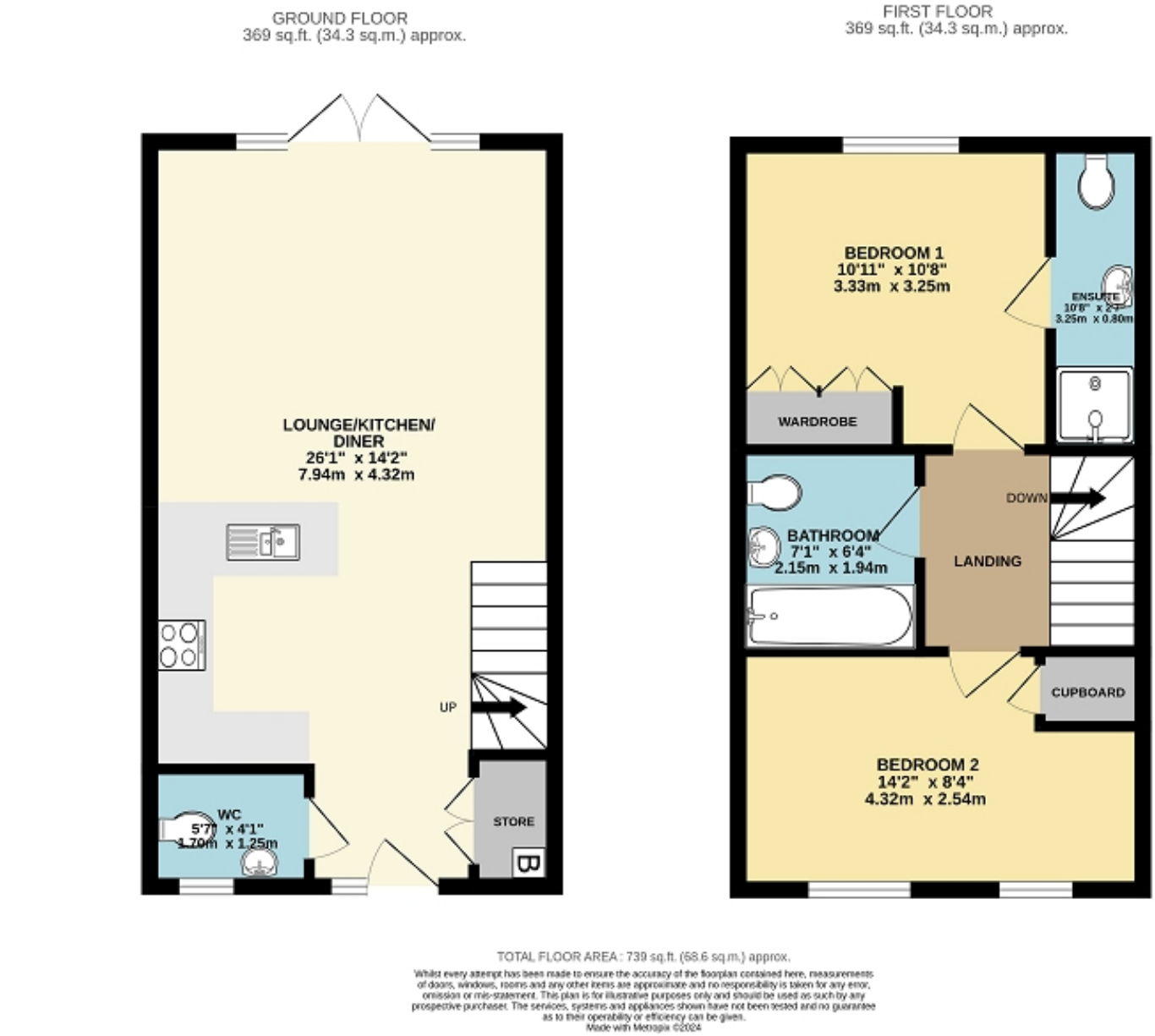




ASKING PRICE  
**£318,000**  
Freehold  
**Arden Drive, Warsash, SO31 9EH**  
  
Warsash Office: 01489 581 452  
Bursledon Office: 02380 408 200

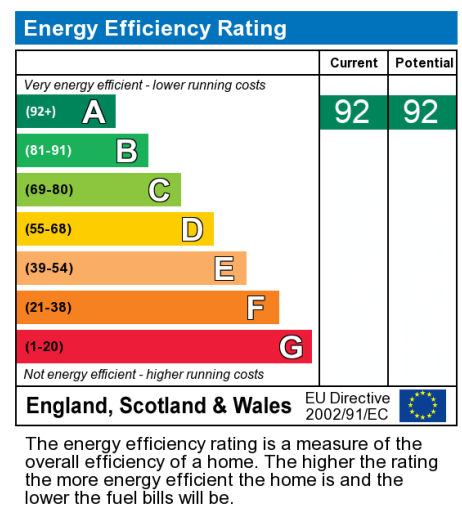


**Arden Drive, Warsash, SO31 9EH**  
**2 Beds - 2 Baths**

A stylish newly constructed home in the sought after location of Warsash. With the benefit of a covered car port attached to the side, providing direct access to the rear garden.

**FEATURES**

- New build with 10 year NHBC guarantee
- Covered car port with direct access to west facing rear garden
- Two double bedroom and two bathrooms
- Downstairs WC
- Modern open plan layout with upgraded kitchen with integrated appliances
- 'A' rated energy efficient house with EV charger and PV panels
- Reliable, full fibre broadband





Built in 2024 by Taylor Wimpey, the Ashenford is a modern two double bedroom house with additional upgrades throughout. The sociable open plan ground floor layout provides the ideal space for hosting and entertaining, the kitchen has been upgraded to include integrated appliances including; dishwasher, fridge freezer, electric oven, induction hob and extractor hood. There is additional storage with matching gloss wall and base units with a under cabinet LED lighting and kick board LED lights. Open shelves providing more storage utilising every space on offer.

As you enter the property from a composite front door with windows either side to flood the ground floor with natural light, there are two doors one to a large storage/utility cupboard which houses the washing machine and providing ample storage. The other door opens to the large downstairs WC with a window to the front. The main attraction is the stunning open plan kitchen living space, the lounge has double French doors opening to the west facing garden at the rear with a patio space, laid to lawn area, outdoor storage units and power sockets. The UPVC door from the garden also enters the car port to the front providing handy side access.

Upstairs are two double bedrooms, both having the benefit of built in storage. The front room is the second bedroom with two double glazed windows to front. The master bedroom is at the rear with stylish built in wardrobes and an en suite shower room. The family bathroom has a panelled bath.

Externally the home is finishing with a modern dark wood effect cladding. The covered car port is directly to the side of the property. There is an additional parking space behind this, throughout providing parking for two vehicles in addition to the generous visitors parking throughout the development.

Bramley Park is the new Taylor Wimpey development in Warsash. Ideally positioned close to local shopping centres in both Locks Heath with a Waitrose store or Warsash. Public transport is another key selling feature with a bus stop on your doorstep. There are some fantastic local walks all close by with Holly Hill Woodland park and the estuary of The River Hamble leading all the way



## Outside

Driveway parking for one vehicle plus additional parking for one car in covered car port.

## Lounge/Kitchen/Diner (26' 1" x 14' 2") or (7.94m x 4.32m)

Open plan layout. Composite front door with frosted glazed inset. triple glazed, opaque window to front. Coir insert mat. Vinyl flooring. Moulded skirting boards. Two radiators. Matching wall and base units. One and half sink and drainer with chrome mixer tap. Zanussi four point Induction hob with glass splash back and extractor hood above. Laminate wood effect worktops with upstands. Integrated dishwasher, fridge freezer and electric oven. Under cabinet LED lighting. Kickstand lighting. Power sockets with USB charging points. Doors leading to WC and store. Composite French doors leading out to garden with triple glazed window either side. Carpeted stairs rising to first floor.

## Store (4' 7" x 2' 7") or (1.40m x 0.80m)

Carpet. Moulded skirting boards. Space and plumbing for washing machine . Wall mounted Ideal boiler. Fuse box. Solar panel controls.

## W.C. (4' 1" x 5' 7") or (1.25m x 1.70m)

Triple glazed, opaque window to front. Vinyl flooring. Moulded skirting boards. Low level WC. Pedestal hand wash basin with chrome mixer tap and tiled splash back. Radiator.

## Landing (7' 1" x 7' 10") or (2.15m x 2.38m)

Carpet. Moulded skirting boards. Radiator. Loft access.

## Bathroom (7' 1" x 6' 4") or (2.15m x 1.94m)

Moulded skirting boards. Panel bath with tiled surround. Pedestal hand wash basin with chrome mixer tap. Low level WC. Radiator.



## Bedroom One (10' 8" x 10' 11") or (3.25m x 3.33m)

Triple glazed window to back garden. Carpet. Moulded skirting boards. Built in wardrobes. Radiator. Door leading to en-suite.

## En-suite (10' 8" x 2' 7") or (3.25m x 0.80m)

Low level WC. Shower cubicle with fully tiled surround and rainfall effect shower unit. Chrome ladder style heated towel rail. Extractor fan. Vinyl flooring. Moulded skirting boards.

## Bedroom Two (8' 4" x 14' 2") or (2.54m x 4.32m)

Two triple glazed windows to front. Carpet. Moulded skirting boards. Radiator. Door opening to over stairs storage cupboard.

## Garden

Patio space. Area laid to lawn. Brick wall and fenced boundaries. Three separate security lights, Door leading to car port. Outside power points. Outside tap. Storage unit.

## Car Port (18' 4" x 11' 6") or (5.60m x 3.50m)

Covered car port with parking for one vehicle with driveway parking behind. UPVC door to rear opens to garden. Electric charging points. Solar panels.

## Other

Fareham Borough Council Tax Band C £1834.14 2024/25 charges.  
Estate management fee: £306.66



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