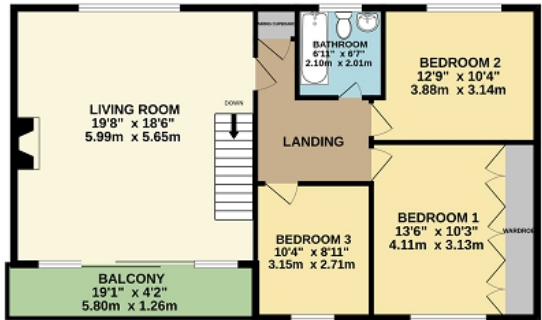


GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.



1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 2126 sq.ft. (197.5 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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ASKING PRICE

£975,000

Freehold

Hamble Close, Warsash, SO31 9GT

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Hamble Close, Warsash, SO31 9GT

4 Beds - 2 Baths

A detached residence in the heart of Warsash incorporating four bedrooms, spacious living accommodation, garage and driveway parking. Set within a generous plot and just a short walk to local amenities.

FEATURES

- 2126 sq. ft of living accommodation with approved planning permission granted to extend
- Set within a generous plot of 0.35 acres
- Four double bedrooms with fitted wardrobes to the master
- Well equipped kitchen / breakfast room with separate formal dining room
- Situated within a prestigious, quiet cul-de-sac
- Within a 500m walk to shoreline and village
- Being offered with no onward chain



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	73	
(55-68) D		
(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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5 Brook Lane, Warsash
Southampton, Hampshire
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Bursledon | Warsash | Mayfair



Nestled on one of the most prestigious roads in Warsash Village, this idyllic detached residence boasts a prime location, within a 500m walk to the shoreline and village with its charming eateries and local shops. This home offers the epitome of coastal village lifestyle.

As you approach, a long sweeping driveway leads to an integral single garage, offering ample parking and storage space. The generous, well-maintained gardens add to the allure. Laid to lawn and with a large patio area this wonderfully private and tranquil space is an ideal spot for outdoor entertainment. The house boasts a well-equipped, light-filled kitchen with space for a breakfast area. A separate, formal dining room provides an elegant space for hosting guests or formal family dinners. Upstairs, the double aspect living room offers the perfect space to unwind and features a charming balcony facing towards the river. The master bedroom benefits from fitted wardrobes. Three additional bedrooms and a family bathroom ensure ample space for family and guests.

Adding to the appeal of this remarkable property, planning permission has been granted for a two storey extension to the front, and first floor extension to the existing ground floor extension. Raising the roof to include roof terrace and games room. New single storey integral double garage to the front replacing the existing garage. The new measurements increase to over 3900 Sq.ft. Full planning application can be viewed on Fareham Borough Council website. Case reference P/24/0100/FP.



Outside

Driveway with space for multiple vehicles. Front garden laid to lawn. Mature hedgerow for added privacy.

Entrance Hall (14' 8" x 11' 0") or (4.47m x 3.35m)

UPVC double glazed front door with full height glazing to side. Carpet. Skirting boards. Doorways leading off to all rooms on ground floor. Two storage cupboards, one housing the RCD breakers and meters. Wooden staircase and hand rails rising to first floor. Radiator.

Shower Room (12' 0" x 2' 10") or (3.65m x 0.87m)

Wooden door with chrome fittings. Double glazed, opaque window to front. Vinyl flooring. Half tiled walls. Low level WC and cistern. White hand wash basin with chrome taps. Fully tiled shower cubicle with glass concertina doors and wall mounted electric shower. Radiator.

Dining Room (11' 9" x 18' 10") or (3.57m x 5.75m)

Wooden door with opaque glazing. Two double glazed windows to front garden. Carpet. Skirting boards. Radiator. Double wooden concertina doors leading to kitchen.

Kitchen/Breakfast Room (13' 7" x 22' 3") or (4.14m x 6.77m)

Wooden door with chrome fittings. UPVC double glazed door with full height glazing either side, opens out to back garden. UPVC double glazed door leading out to side access. Double glazed window to rear. Carpet and vinyl flooring. Skirting boards. Coving. Range of cabinets and matching wall and base units. Space and plumbing for fridge freezer, washing machine and dishwasher. Ample work surfaces. Stainless steel sink and drainer with chrome mixer tap. Inset spots.

Bedroom Four (13' 9" x 18' 5") or (4.20m x 5.62m)

Wooden door with chrome fittings. Dual aspect room with double glazed window to side and rear. Radiator. Carpet. Skirting boards.

Garden

Substantial plot. East facing. Mainly laid to lawn. Large patio area. A Borders with an abundance of mature trees and plants. Pathway leading to rear of garden. Fully fenced. Large wooden workshop. Outdoor tap. Side access either side.



Landing (11' 1" x 8' 11") or (3.38m x 2.71m)

Wooden door with opaque glass insert. Doorways leading to all rooms on first floor. Airing cupboard housing the boiler and radiator. Carpet. Skirting boards. Access to boarded loft. Radiator.

Living Room (19' 8" x 18' 6") or (5.99m x 5.65m)

Dual aspect room. Double glazed window to back garden. UPVC sliding doors open to balcony at the front. Carpet. Skirting boards. Radiator. Coving. Gas fireplace with brick surround and hearth.

Balcony (4' 2" x 19' 0") or (1.26m x 5.80m)

Sheltered, glass fronted balcony with space for outdoor furniture.

Bedroom One (13' 7" x 10' 3") or (4.14m x 3.13m)

Double glazed window to front. Carpet skirting boards. Radiator. Coving. Fitted wardrobes.

Bedroom Two (10' 4" x 12' 9") or (3.14m x 3.88m)

Wooden door with chrome fittings. Double glazed window to back garden. Radiator. Carpet. Skirting boards. Coving.

Bedroom Three (10' 4" x 8' 11") or (3.15m x 2.71m)

Wooden door with chrome fittings and glass fanlight above. Double glazed window to front. Radiator. Carpet. Skirting boards.

Bathroom (6' 11" x 6' 7") or (2.10m x 2.01m)

Wooden door with chrome fittings. Double glazed, opaque window to rear. Carpet. Part tiled walls. Panel bath with chrome taps. Pedestal wash basin with chrome taps. Low level WC with cistern. Radiator. Electric shaving point.

Garage (17' 5" x 8' 11") or (5.31m x 2.73m)

Single garage. Up and over door. Power.



Other

Fareham Borough Council Tax Band G £3439.01

Vendors position: No onward chain

Fareham Borough Council planning permission reference number: P/24/0100/FP



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.