



TOTAL FLOOR AREA : 1836 sq.ft. (170.5 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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OFFERS OVER
£600,000
Freehold
Gray Close, Warsash, SO31 9TB

Warsash Office: 01489 581 452
Bursledon Office: 02380 408 200



Gray Close, Warsash, SO31 9TB
4 Beds - 3 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

- Detached home situated in a quiet no through road
- Four bedrooms, five reception rooms
- Two bathrooms, plus en-suite to the master bedroom
- South facing garden with natural pond and vegetable patch
- Garage conversion
- Driveway parking for two vehicles
- Walking distance to local amenities of Warsash Village



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	80
(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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Gray Close is a charming and quiet no-through road, 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, a paved pathway leads you to this double fronted home with porch canopy and decorative pillars. The block paved driveway offers parking for two vehicles and the double garage has been converted into an additional reception room and shower room, whilst still retaining a single garage offering ample additional storage. Downstairs, the living room is flooded with natural light from the south facing garden and features a beautiful cast iron log burner with slate hearth and wooden mantle. The kitchen has plenty of storage cabinetry and is offered with space and plumbing for all appliances. The bright conservatory is an ideal space for a dining room or sunroom overlooking the beautiful back garden which is mainly laid to lawn, with decking and patio areas. Its a wonderfully private oasis, perfect for keen gardeners and features a natural pond and raised vegetable patch. A separate utility room is a convenient space to take care of all your daily needs whilst keeping the home clutter free. In addition, a separate snug and designated study both add to the versatile space on offer in this fantastic family home. Upstairs you benefit from a family bathroom plus an en-suite to the master bedroom. In addition, a further three bedrooms, two of which feature fitted storage, ensure that there is plenty of space to accommodate the whole family.



Outside

Double fronted house with borders either side. Sheltered porch canopy with pillars. Paved pathway leading to front door. Block paved driveway with space for two vehicles, leads to garage and utility door.

Entrance Hall (15' 2" x 10' 5") or (4.63m x 3.18m)

Composite front door. Laminate flooring. Skirting boards. Radiator. carpeted staircase with wooden handrails rising to first floor. Doorways leading off to study, snug, living room, kitchen and cloakroom.

Reception Room One (11' 10" x 11' 7") or (3.60m x 3.53m)

Wooden door with multi-pane glass inserts. Double glazed, leaded light effect windows to front and side. Laminate flooring. Skirting boards. Radiator. Dado rails. Second doorway leading to entrance hall.

Study (7' 3" x 11' 11") or (2.22m x 3.63m)

Wooden door with multi pane glass inserts. Double glazed, leaded light effect window to front. Laminate flooring. Skirting boards. Radiator. Fitted box storage. Fitted book shelves.

Living Room (18' 1" x 11' 11") or (5.51m x 3.63m)

Double, wooden doors with multi pane glass inserts. Double glazed, leaded light effect doors lead out to garden, with additional glazing either side. Engineered oak flooring. Skirting boards. cast iron log burner with slate hearth and wooden mantle. Two radiators.

Cloak Room (2' 11" x 7' 1") or (0.89m x 2.17m)

Wooden panelled door with brass fittings. Double glazed, opaque, leaded light effect window to side. Tiled floor. Half tiled walls. Radiator. Low level WC with cistern. White hand wash basin with chrome taps.

Kitchen (9' 1" x 17' 7") or (2.76m x 5.35m)

Wooden panelled door with brass fittings. Double glazed, leaded light effect window to rear. Laminate flooring. Skirting boards. Full range of matching wall units, base units and display cabinets. Wooden work surfaces. Tiled splash backs. Sink and half with drainer and chrome mixer tap. Space for range cooker. Extractor hood. Space and plumbing for dishwasher and fridge freezer. Radiator. Inset spots. Space for dining table and chairs. Archway opening leading to conservatory. Doorway leading to utility room.

Conservatory (10' 6" x 9' 2") or (3.20m x 2.80m)

Dwarf wall conservatory with double glazing to three sides. Poly carbonate roof. UPVC double glazed French doors lead to garden. Laminate flooring. Skirting boards.

Utility Room (9' 1" x 8' 5") or (2.76m x 2.56m)

Wooden stable door with multi pane glass inserts. Composite door leads out to front and drive. UPVC double glazed, leaded light effect window and back door leads to garden. Glass roof. Tiled floor. Skirting boards. Wooden works surface. Wall and base units. Space and plumbing for washing machine. Wall mounted Gloworm boiler. Radiator. Doorway leading to reception room.

Reception Room Two (9' 5" x 6' 8") or (2.87m x 2.03m)

Wooden panelled door with brass fittings. Garage conversion. Double glazed, leaded light effect window to front. Real wood, bamboo flooring. Skirting boards. Radiator. Doorway leading to shower room. Doorway leading to garage.



Other

Fareham Borough Council Tax Band F £2980.46 2024/25 charges. Vendors position: Need to find



Shower Room (3' 1" x 5' 2") or (0.94m x 1.58m)

Wooden sliding door with chrome fittings. Double glazed, opaque, leaded light effect window to rear. Tiled floor. Tiled walls. Low level WC. White hand wash basin with chrome taps. Fully tiled shower cubicle with glass concertina door and electric shower. Radiator.

Landing (10' 0" x 6' 5") or (3.05m x 1.95m)

Carpet. Skirting boards. Airing cupboard housing the water tank. Doorways leading off to all rooms on first floor. Access to fully boarded loft.

Bedroom One (17' 11" x 11' 7") or (5.45m x 3.53m)

Wooden panelled door with brass fittings. Double glazed leaded light effect windows to front and side. Carpet. Skirting boards. Radiator. Full range of fitted wardrobes, storage, display shelves and dressing table. Door leading to en-suite.

En-Suite (6' 4" x 9' 2") or (1.94m x 2.79m)

Wooden panelled door with brass fittings. Double glazed, opaque, leaded light effect window to rear. Tiled floor. Half tiled walls. Corner bath. White pedestal wash basin. Low level WC. Fully tiled shower cubicle with power shower, glass screen and door. Electric shaving point.

Bedroom Two (12' 9" x 11' 6") or (3.88m x 3.50m)

Wooden panelled door with brass fittings. Double glazed, leaded light effect window to front. Laminate flooring. Skirting boards. Radiator. Concertina doors open to fitted wardrobe.

Bedroom Three (11' 6" x 11' 6") or (3.51m x 3.50m)

Wooden panelled door with brass fittings. Double glazed, leaded light effect window to rear. Laminate flooring. Skirting boards. Radiator. Concertina doors open to fitted wardrobe.

Bedroom Four (7' 9" x 8' 0") or (2.37m x 2.44m)

Wooden panelled door with brass fittings. Double glazed, leaded light effect window to front. Laminate flooring. Skirting boards. Radiator. Loft hatch.

Family Bathroom (6' 4" x 8' 10") or (1.94m x 2.68m)

Wooden panelled door with brass fittings. Double glazed, opaque, leaded light effect window to rear. Tiled floor. Tiled walls. White panel bath with concertina glass shower screen, chrome taps and chrome power shower above. White pedestal wash basin. Inset spots. Ladder style heated towel rail.

Garage (16' 1" x 8' 0") or (4.90m x 2.43m)

Wooden panelled door with brass fittings. Up and over garage door. Double glazed window to rear. Power and lighting.

Garden

South facing back garden. Mainly laid to lawn with stepping stones. Two patio areas. Decking area. Natural pond. Borders with mature plants, shrubs and trees, including apple trees and pear trees. Vegetable patch. Greenhouse. Outdoor tap. Side access leads to wooden gate opening out to front.



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