



ASKING PRICE

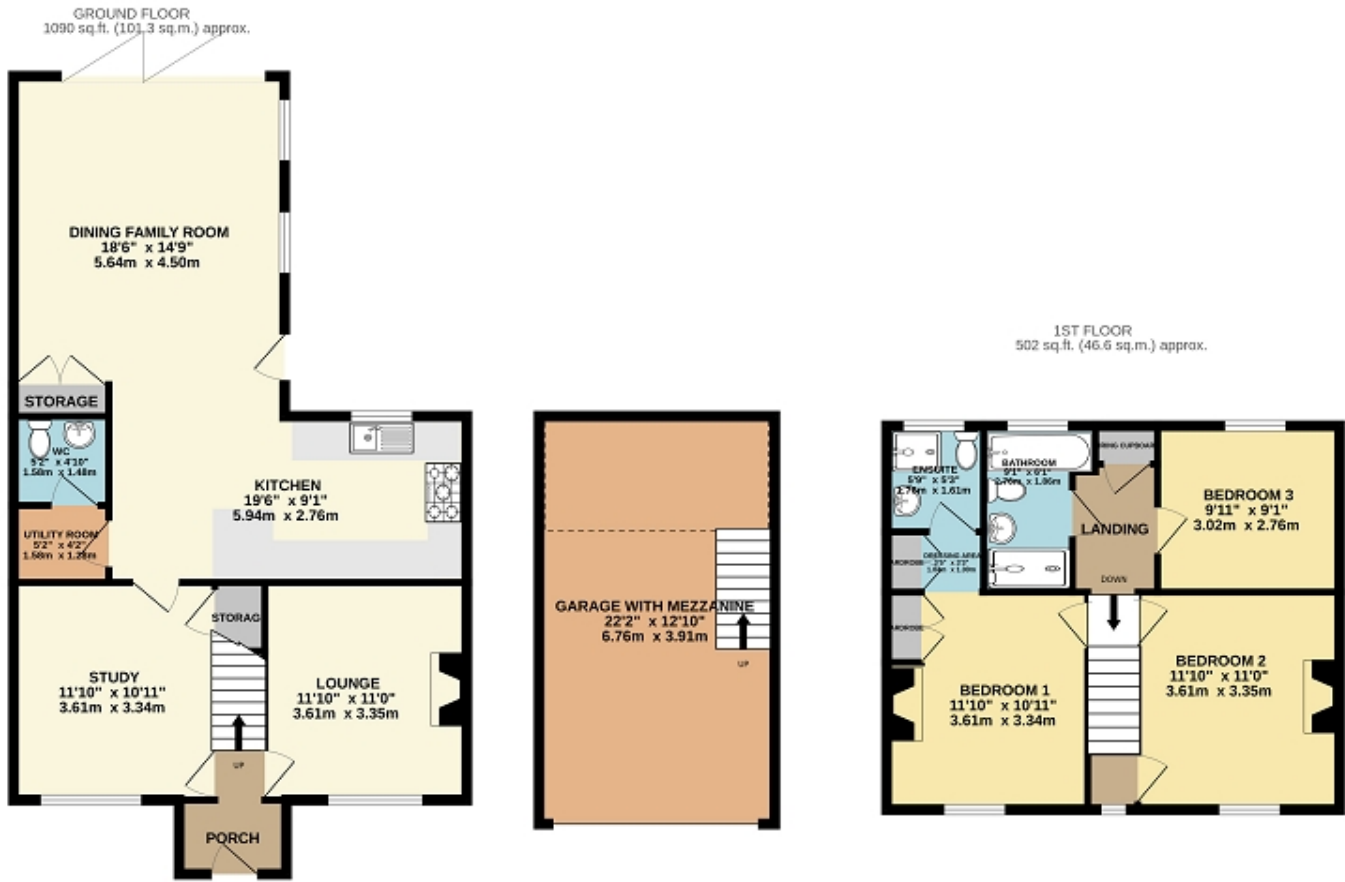
£575,000

Freehold

Osborne Road, Warsash, SO31 9GG

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA : 1592 sq.ft. (147.9 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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Osborne Road, Warsash, SO31 9GG

3 Beds - 2 Baths

Brambles are delighted to market this three bedroom semi-detached home with character features and driveway parking. Ideally located close to the amenities of Warsash Village and just a short walk to the River Hamble.

FEATURES

- Three bedroom character property
- Open plan kitchen / dining / family room
- Master bedroom with en-suite and fitted wardrobes
- Designated study and utility rooms
- Property owned solar panels
- Driveway parking
- Garage with mezzanine
- Central Warsash location perfect for walking to local schools, village and River Hamble



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | 93 | 96 |
| (81-91) B | | |
| (69-80) C | | |
| (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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Bursledon | Warsash | Mayfair



This wonderful family home is ideally situated in the highly desirable location of Warsash, a picturesque area on the East bank of the River Hamble recognised as a hot spot for sailing and boating. Its designated as an area of natural beauty, with local nature reserves and numerous walking and cycling routes which can be found nearby. Warsash Village is within walking distance, where you have access to various local amenities including shops, pubs and recreational facilities. There are also several highly regarded primary and secondary schools in catchment, making this home perfect families. The area is well served by excellent transport links including local bus services plus easy access to the M27 making it a convenient commute to the neighbouring cities of Portsmouth and Southampton.

This beautifully presented character home has been extended at the rear. Its been thoughtfully modernised whilst still retaining some character features, such as beautifully crafted cast iron fireplaces. This home seamlessly blends classic charm with modern comforts.

Step inside to find a welcoming lounge and a dedicated study, perfect for home working. The heart of the home is the stunning open-plan kitchen, dining, and family room, featuring elegant stone flooring with under floor heating. From here, bi-folding doors open out to the sizeable west-facing rear garden which provides a perfect space for relaxation and outdoor entertainment. The modern kitchen is well-appointed with integrated appliances, while a separate utility room and a downstairs WC add extra convenience. Upstairs, the master bedroom boasts a stylish en-suite and fitted wardrobes, complemented by two further well-proportioned bedrooms and a family bathroom. To the rear of the property, from Queens Road, a large steel gate opens to reveal an access road shared with the next-door neighbours that leads to the private driveway offering off road parking for two vehicles. In addition, a detached garage with mezzanine offers additional storage or potential workshop space.

A perfect blend of character and contemporary living - this home is not to be missed! Please call Brambles Estate Agents to book a viewing.



Outside

Picket fence surrounds the front garden laid to patio. To the rear of the property a steel gate opens to shared access leading to driveway parking.

Porch (4' 0" x 5' 10") or (1.23m x 1.78m)

Composite front door with UPVC and double glazing either side. Solid oak hardwood floor. Deep moulded skirting boards. Radiator. Opening leads to hallway.

Hallway

Continuation of solid oak hardwood flooring. Deep moulded skirting boards. Carpeted stair case rising to first floor. Doorways leading of to lounge and study.

Study (11' 10" x 11' 0") or (3.61m x 3.35m)

Wooden panelled door with brass fittings. UPVC double glazed, leaded light effect window to front. Solid oak hardwood floor. Deep moulded skirting boards. Radiator. Inset spots. Under stairs storage cupboard. Doorway leading to kitchen/family room.

Lounge (11' 10" x 11' 0") or (3.61m x 3.35m)

Wooden panelled door with brass fittings. UPVC double glazed, leaded light effect window to front. Carpet. Deep moulded skirting boards. Fitted desk and fitted TV unit. Fitted bookshelves. Cast iron Morso stove with hearth. Radiator.

Kitchen (9' 1" x 19' 6") or (2.76m x 5.94m)

Wooden panelled door with brass fittings. Stone flooring tiles. Under floor heating. UPVC double glazed sash window to rear. Full range of matching wall and base units. Quartz work surfaces with drainer inserts. Tiled splash backs. Breakfast bar with storage cabinetry below. Stainless steel butler sink with chrome mixer tap. Rangemaster cooker with five point gas burner hob. Stainless steel Rangemaster extractor hood. Integrated dishwasher. Space and plumbing for fridge freezer. Inset spots. Doorway leading to utility room. Opening leads to family/dining room.

Dining/Family Room (18' 6" x 14' 9") or (5.64m x 4.50m)

Composite double glazed door leads out to back garden. Anthracite bi-folding doors leading out to back garden. Two Velux skylights with fitted blinds. Two UPVC double glazed windows to side. Stone flooring tiles. Under floor heating. Fitted storage cupboards. Media points. Inset spots. Access to loft space housing the transformers for the solar panels.

Utility Room (4' 2" x 5' 2") or (1.28m x 1.58m)

Wooden panelled door with brass fittings. Stone flooring tiles. Fitted wall units. Space and plumbing for washing machine and fridge freezer. Doorway leading to cloakroom.

Cloakroom (4' 10" x 5' 2") or (1.48m x 1.58m)

Wooden panelled door with brass fittings. Stone flooring tiles. Skirting boards. Low level WC with concealed cistern. White butler sink with chrome mixer tap and vanity unit below. Tiled splash backs. Chrome ladder style heated towel rail. Inset spots.



Other

Ten property owned solar panels.
Fareham Borough Council Tax Band D £2036.40 2024/25 charges.
Vendors position: Need to find



Landing (7' 0" x 4' 8") or (2.13m x 1.41m)

Carpet. Deep moulded skirting boards. Storage cupboard housing the combi boiler. Access to partially boarded loft. Doorways leading off to all rooms on first floor.

Bedroom One (11' 10" x 10' 11") or (3.61m x 3.34m)

Wooden panelled door with brass fittings. UPVC double glazed, leaded light effect window to front. Carpet. Deep moulded skirting boards. Cast iron fireplace with wooden mantle. Radiator. Two, double fitted wardrobes. Door leading to en-suite.

En-Suite (5' 9" x 5' 3") or (1.76m x 1.61m)

Wooden panelled door with brass fittings. UPVC double glazed, leaded light effect window to rear. Fully tiled wet room. Chrome rainfall effect shower with glass screen. Low level WC and cistern. White hand wash basin with chrome mixer tap. Chrome ladder style heated towel rail. Inset spots.

Bedroom Two (11' 10" x 11' 0") or (3.61m x 3.35m)

Wooden panelled door with brass fittings. UPVC double glazed, leaded light effect window to front. Carpet. Deep moulded skirting boards. Cast iron fireplace with wooden mantle. Fitted bookshelves. Radiator. Wooden panelled door provides access into storage cupboard.

Bedroom Three (9' 1" x 9' 11") or (2.76m x 3.02m)

Wooden panelled door with brass fittings. UPVC double glazed window to rear. Laminate flooring. Deep moulded skirting boards. Radiator.

Bathroom (9' 1" x 6' 1") or (2.76m x 1.86m)

Wooden panelled door with brass fittings. UPVC double glazed, leaded light effect window to rear. Tiled walls. Tiled floor. White panel bath with chrome taps. Low level WC with cistern. White hand wash basin with vanity unit below. Double width shower cubicle with glass screen and chrome rainfall effect shower. Chrome ladder style heated towel rail. Inset spots.

Garden

West facing garden. Mainly laid to lawn. Large patio area with French drainage. Fully fenced. Side access. Paved pathway leading to rear of the garden. Outdoor tap. Shared concrete shed accessed via two, single wooden doors. Wooden gate opens to steps down to garage. Additional area to rear of the garden laid to shingle, with raised borders and greenhouse.

Garage (22' 2" x 12' 10") or (6.76m x 3.91m)

Garage with mezzanine. Up and over door. Power and lighting.



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