


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		83
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

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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ASKING PRICE
£700,000
Freehold
Brook Avenue, Warsash, SO31 9HP

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



Brook Avenue, Warsash, SO31 9HP
4 Beds - 2 Baths

Delightful character property in sought after Warsash location, offered chain free.

FEATURES

- Character property in sought after Warsash location
- Three ground floor reception rooms, two with log burning stoves
- Stylish master en-suite with freestanding bath
- Farmhouse style kitchen open to large utility room
- Large log cabin with heating and double glazing
- Ample driveway parking
- Offered chain free



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Bursledon | Warsash | Mayfair



Lavender Cottage, a delightful character property with an abundance of charming features, the place we are sure you'll want to call home. Thought to date back to the 1900s, the property has been vastly extended and improved by the current owners who have made every effort to retain much of the original character. From the reclaimed floor boards to the wood burning stoves and freestanding bath, you'll appreciate this sympathetic refurbishment from the moment you step inside.

In short, the ground floor offers three reception rooms including the spacious sitting room with dual aspect windows and double doors which open to the garden. There's a stylish ground floor cloakroom with panelled walls plus the utility, which is open to the kitchen/breakfast room which emulates a cosy farmhouse, further enhanced by the ESSE multifuel cooker. The first floor is currently arranged to offer three double bedrooms, including an en-suite to the master, plus a dressing room. However, this would make a good sized single/small double bedroom and the store room has plumbing and pipework in situ to easily adapt this to an additional en-suite shower room. Outside, the garden is mainly laid to lawn with a large log cabin summer house which offers all the home comforts of the main house; wood burning stove, built in kitchen area and double glazing, an ideal home office or teenagers hang out! This property to be offered chain free.



Hall

Coving to plain plastered ceiling, stairs to first floor landing, under stairs cupboard, wooden flooring, door to;

Inner hall

Coving to plain plastered ceiling, under stairs storage cupboard, double doors to side, larder cupboard, continuation of wooden flooring.

Study/Dining Room (10' 6" x 16' 11") or (3.21m x 5.15m)

Coving to plain plastered ceiling, inset spot lights, radiator, double glazed sash windows to side, and front. Wooden flooring.

Sitting room (16' 10" x 16' 5") or (5.13m x 5.00m)

Coving to plain plastered ceiling, inset spot lights, Brick built fireplace with wood burning stove and wooden mantle. Double doors to rear, double glazed sash windows to rear and side, radiator, wooden flooring.

Cloakroom

Plain plastered ceiling, panelling to walls, low level WC with push button flush, wall mounted wash hand basin, radiator with towel rail.

Snug (11' 2" x 10' 2") or (3.40m x 3.10m)

Bay window to front with double glazed sash windows. Fireplace with stone hearth and wood burning stove. Continuation of wooden flooring.

Kitchen/Breakfast Room (11' 9" x 13' 4") or (3.58m x 4.06m)

Inset spot lights, wall and base units with roll edge laminate worktops, double ceramic butler sink with mixer tap. Double glazed window to rear, stable door to rear. Spaces for dishwasher, low level fridge/freezer, wine fridge. ESSE Ironheart multifuel cooker plus Rangemaster range oven with 5 ring gas hob. Tiled floor.

Utility Room (8' 7" x 10' 10") or (2.61m x 3.31m)

Housing for washing machine and tumble drier with worktop and cupboard over. Space for American fridge/freezer and separate freezer Continuation of wooden flooring. N.B navy pantry cupboard to be removed.

First floor landing

Plain plastered ceiling with spot lights, radiator, sky light with Velux window, storage cupboard plus airing cupboard housing hotwater cylinder and

heating manifold connected to wood burners below, wooden flooring.



Other

Fareham Borough Council, tax band D, approx. £1,877.97 pa.



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.

Bathroom (8' 5" x 5' 10") or (2.57m x 1.77m)

Plain plastered ceiling, P-shaped panel bath with shower over, low level WC, floating unit with drawers and moulded wash hand basin. Ladder style towel rail, tiled flooring and surrounds.

Master Bedroom (17' 7" x 10' 11") or (5.37m x 3.34m)

UPVC double glazed sash windows to rear and side, radiator, wooden flooring.

En-suite (10' 5" x 4' 9") or (3.18m x 1.45m)

Double glazed sash window to front. Free standing bath, pedestal wash hand basin, WC with high level cistern Storage cupboard

Bedroom Two (11' 10" x 13' 3") or (3.60m x 4.03m)

Coving to plain plastered ceiling, double glazed sash window to front, radiator. Wooden flooring.

Bedroom Three (11' 10" x 10' 11") or (3.60m x 3.34m)

Coving to plain plastered ceiling, radiator, double glazed window to rear, wooden flooring.

Bedroom Four (11' 0" x 15' 7" Max) or (3.35m x 4.75m)

Coving to plain plastered ceiling, double glazed sash window to front, radiator. Wooden flooring.

Store

Plain plastered ceiling, UPVC double glazed window to side, pipework and plumbing for en-suite fittings. Wooden flooring.

Summerhouse (27' 0" x 12' 3") or (8.22m x 3.74m)

Log cabin, wood burning stove, power & light. Double glazed windows and doors, low level kitchen units, gas stove and sink.

Garden

Enclosed by panel and picket fence. Mainly laid to lawn with patio with pergola over. Outside power socket, side access to front. N.B. greenhouse to be removed.

