



ASKING PRICE

£825,000

Freehold

Hook, Warsash, SO31 9HH

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1733 sq.ft. (161.0 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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Hook, Warsash, SO31 9HH

4 Beds - 2 Baths

Brambles are delighted to bring to the market this impressive, four bedroom character cottage. Nestled within the picturesque hamlet of Hook and close to the local amenities of Warsash.

FEATURES

- Quiet, sought after hamlet location
- 1773 sq ft of living accommodation
- Four bedrooms and four reception rooms
- Abundance of character features
- Driveway parking for several vehicles
- Walking distance to Chilling Beach
- Close 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		79
(55-68) D		
(39-54) E	41	
(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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This charming character cottage is nestled within the attractive hamlet of Hook, within close proximity to the local amenities of Warsash Village and walking distance to Chilling Beach.

The idyllic cottage is set within wonderfully landscaped gardens and features an abundance of character features throughout, including leaded light windows and ceiling beams. There is a generous 1773 sq. ft of living accommodation on offer here, including a formal sitting room with magnificent cast iron log burner, as well as a sun room and second reception room. The kitchen is well equipped with beautifully crafted cabinetry including a breakfast bar, and the focal point of this room is the stunning oil fired Heritage Duette which adds to the efficiency of this home. You benefit from a separate utility room for added convenience, and a designated dining room makes the perfect setting for hosting guests or formal family dinners. Upstairs, the modernised family bathroom boasts a four piece suite including his and her wash basins. The master bedroom features fitted wardrobes, and a further three bedrooms with additional shower room ensure there is ample space for the whole family or visitors. Adding to the allure of this charming home, a driveway to the front provides off-road parking for several vehicles and a large garage hosts plenty of additional storage.

Warsash is home to the Hook Nature Reserve, an area of outstanding beauty, as well as being a popular location for sailing enthusiasts thanks to its close proximity to the River Hamble. The village also offers a ferry link to Hamble village, providing access to the nearby Royal Victoria Country Park, an added bonus for residents seeking recreational opportunities. The M27 is within easy reach connecting Warsash to the nearby cities of Portsmouth, Southampton and Winchester. For families, the area is convenient for both state and private schools including West Hill Park, Boundary Oak, Meoncross, Portsmouth Grammar and King Edward V1. The local primary schools, Hook Warsash CoFE are also very well regarded.



Outside

Tarmac driveway with French drainage offering space for multiple vehicles, leads to garage. Block paved pathways lead to front door and around both sides of the cottage.

Front Garden

Landscaped front garden with pond. Area laid to lawn. Decked area. Surrounded by hedgerows offering privacy. Abundance of mature trees and plants. Block paved pathway sweeps around the cottage to the back garden.

Porch (4' 4" x 7' 5") or (1.33m x 2.25m)

Composite front door with decorative glazing. Tiled floor. Moulded skirting boards. Leaded light and stained glass window to front. Doorway leading to living room.

Sitting room (20' 1" x 11' 9") or (6.13m x 3.57m)

Wooden door with glass insert. Leaded light window to front. Leaded light window to rear. Carpet. Moulded skirting boards. Dado rails. Ceiling beams. Inset spots. Two radiators. Cast iron wood burning stove with stone hearth and wooden mantle. Iron railing providing space for log storage. Secret door leading to reception room. Doorway leading to sunroom.

Reception Room (10' 10" x 13' 6") or (3.30m x 4.11m)

Dual aspect room with leaded light windows to front and side. Carpet. Moulded skirting boards. Radiator with independent thermostat. Dado rails. Inset spots.

Sun Room (12' 10" x 15' 11") or (3.90m x 4.86m)

Double glazing to three sides. Polycarbonate roof. UPVC double glazed French doors lead out to back garden. Kardean flooring. Deep moulded skirting boards. Decorative tongue and groove wall panelling. Electric heater.

Dining Room (8' 1" x 10' 3") or (2.46m x 3.12m)

Leaded light window to rear. Stone flooring. Moulded skirting boards. Dado rails. Ceiling beams. Carpeted staircase with wooden hand rail rising up to first floor. Radiator. Under stairs storage. Doorway leading to kitchen.

Kitchen (12' 0" x 10' 3") or (3.67m x 3.12m)

Wooden tongue and groove door. Leaded light window to front. Stone flooring. Ceiling beams. Full range of matching wall units, base units and display cabinets. Breakfast bar. Ample work surfaces with tiled splash backs. Sink and half with drainer and brass mixer tap. Heritage Duette. Integrated under counter fridge. Space and plumbing for dishwasher. Doorway leading to utility room.

Utility Room (12' 0" x 10' 4") or (3.67m x 3.16m)

Wooden panelled door with opaque glazing. Leaded light window to front garden. Tiled floor. Deep moulded skirting boards. Range of wall units and base units. Work surfaces. Tiled splash backs. Sink and half with drainer and chrome mixer tap. Space for freestanding cooker. Space and plumbing for washing machine, tumble dryer and fridge freezer. Inset spots. wooden tongue and groove door opens to larder cupboard. Doorway leads to cloakroom. Composite door with double glazing leads out to back garden.



Garage (22' 8" x 11' 3") or (6.90m x 3.42m)

Wooden garage / workshop with large double doors to front. Wooden and multi-pane door leads to garden.

Other

Fareham Borough Council Tax Band E £2521.93

Vendors Position: Need to find



Cloak Room (3' 8" x 5' 8") or (1.11m x 1.73m)

Wooden tongue and groove door. Leaded light window to rear. Tiled floor. Moulded skirting boards. Low level WC with cistern. White hand wash basin with chrome taps. Inset spots.

Landing (2' 9" x 26' 11") or (0.83m x 8.20m)

Leaded light, stained glass window above stairs. Carpet. Moulded skirting boards. Dado rails. Loft hatch with pull down ladder. Doorways leading to all rooms on first floor. Inset spots.

Bedroom One (11' 6" x 7' 7") or (3.50m x 2.30m)

Wooden tongue and groove door. Leaded light window to front. Vaulted ceiling and exposed beams. Inset spots. Carpet. Deep moulded skirting boards. Radiator. Full range of fitted wardrobes.

Bedroom Two (11' 6" x 11' 9") or (3.50m x 3.57m)

Wooden tongue and groove door. Leaded light window to front. Ceiling beams. Carpet. Moulded skirting boards. Radiator. Inset spots.

Bedroom Three (5' 10" x 11' 9") or (1.79m x 3.57m)

Wooden tongue and groove door. Leaded light window to front. Carpet. Moulded skirting boards. Radiator. Inset spots.

Bedroom Four (10' 3" x 8' 6") or (3.13m x 2.60m)

Wooden tongue and groove door. Leaded light window. Ceiling beams. Carpet. Moulded skirting boards. Radiator. Inset spots.

Bathroom (5' 10" x 10' 3") or (1.79m x 3.12m)

Wooden tongue and groove door. Leaded light window to rear. Tiled walls. Tiled floor. Under floor heating. Walk-in shower with glass screen and chrome rainfall effect shower. Bath tub with centralised chrome taps and chrome shower attachment. Low level WC with cistern. His and hers oval basins with chrome mixer taps and vanity units below. Heated ladder style towel rail. Inset spots. Loft hatch.

Shower Room (7' 7" x 4' 11") or (2.30m x 1.51m)

Wooden tongue and groove door. Leaded light window to rear. Laminate flooring. Moulded skirting boards. Low level WC with cistern. White pedestal wash basin with chrome taps. Fully tiled shower cubicle with glass screen and concertina door. Inset spots. Extractor fan. Heated towel rail.

Garden

Block paved patio. Area laid to lawn. Raised borders. Hedgerow and fencing offering privacy. Oil tank. Natural stream outside the rear boundary. Outside tap. Wooden shed.



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