



ASKING PRICE

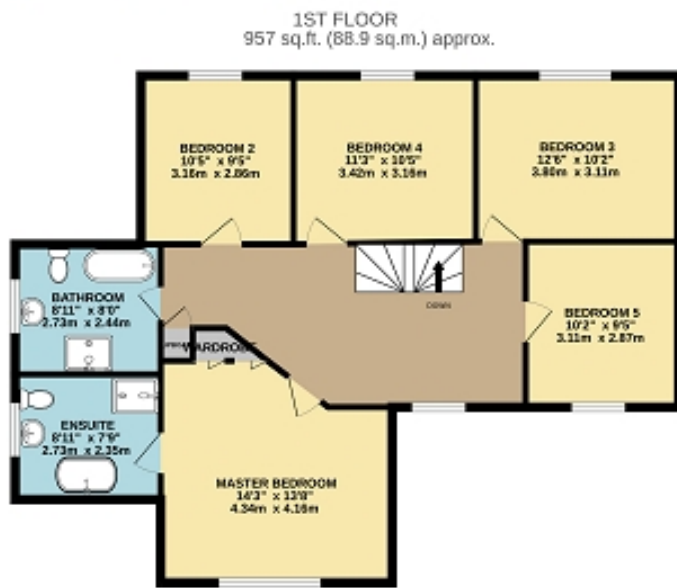
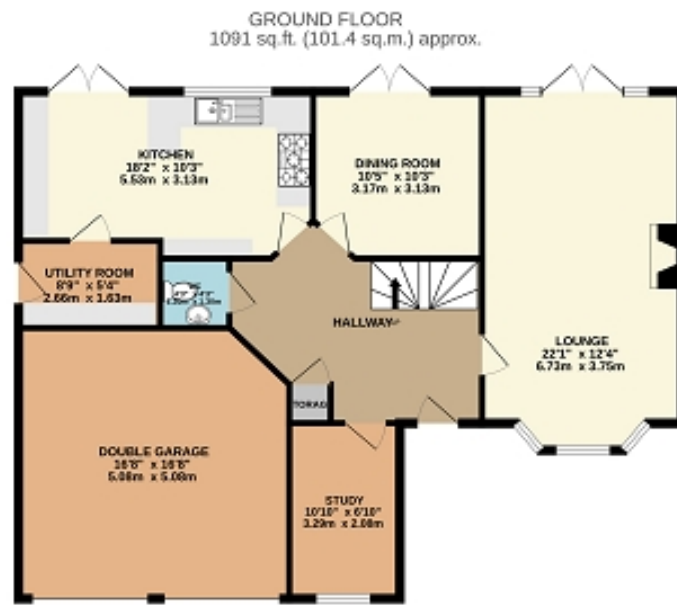
£725,000

Freehold

Saxon Close, SO31 9TS

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Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 2048 sq.ft. (190.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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Saxon Close, Warsash, SO31 9TS

5 Bedrooms - 2 Bathrooms

A five bedroom detached house in Warsash, located in a popular location with a double garage and generous driveway parking for several vehicles. Three reception rooms, utility room, en suite to master bedroom and large family bathroom.

FEATURES

- Five bedrooms, three reception rooms
- Large driveway parking with double garage
- Short walk into Warsash village, in popular cul-de-sac
- Separate utility room
- Generous master bedroom with en suite shower/bathroom
- In catchments for Hook with Warsash Primary School and Brookfield Secondary



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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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Set in one of the most popular cul-de-sacs in Warsash, Saxon Close is a short stroll to the village with its local shops, several pubs, one overlooking the River Hamble and within catchment to the "in demand" Hook with Warsash Primary school. The extensive accommodation on the ground floor includes a large double aspect reception room, study, dining room overlooking the garden and a large kitchen leading to the separate utility room. The kitchen to the rear could easily be extended into the dining room (subject to the normal building regulations and planning permissions) to create that large family space overlooking the rear garden. The master bedroom is of generous proportions and the en suite boasts a large shower cubicle in addition to a larger than average bath. The further four bedrooms are all doubles and are served by the family bathroom, again with a separate shower cubicle and large bath. There is a pretty garden to the rear with a patio and lawned area. No. 9 has one of the best driveways in the close with plenty of space for several vehicles and a double garage. A lovely home offering lots of scope for the next family to move into.

Fareham Borough Council, tax band F, approx £2,849.31.



Hallway (10' 2" Max x 12' 6" Max) or (3.10m Max x 3.80m Max)

Upvc door into hallway. Wall mounted Nest, radiator, deep under stairs storage cupboard, hanging cloaks cupboard. Carpeted stairs with spindles and balustrade to first floor. Engineered oak flooring. Coving

Study (10' 9" x 6' 9") or (3.28m x 2.07m)

Double glazed window with leaded light effect to front. Fitted carpet. Coving. Radiator.

Lounge (20' 5" x 12' 4") or (6.22m x 3.75m)

Panelled door with glazed inset into lounge. Double aspect room with double glazed French doors to garden and double glazed bay window with leaded light effect to front. Fitted carpet. Coving. Gas coal effect fire set in fireplace with marble hearth and inset, wooden mantelpiece. Two radiators.

Dining Room (9' 11" x 10' 5") or (3.03m x 3.17m)

Panelled door with glazed inset into dining room. Double glazed patio doors to garden. Fitted carpet. Radiator. Coving.

WC (4' 3" x 4' 4") or (1.29m x 1.33m)

Panelled door. Low level WC Wash hand basin with chrome mixer taps set in vanity unity. Coving. Extractor fan.

Kitchen (10' 1" x 18' 2") or (3.08m x 5.53m)

Panelled door with glazed inset into kitchen. Double glazed French doors and window overlooking gardens. Radiator. Door to utility room. Extensive range of fitted wall and base units incorporating wine rack, lighted display units, integrated fridge, freezer and dishwasher. White ceramic one and half bowl sink and drainer. Under cabinet lighting. Space for range cooker. Tiled flooring. Inset spotlights. Coving.

Utility (4' 10" x 8' 9") or (1.48m x 2.67m)

Double glazed window and Upvc door to side. Matching wall and base units. Plumbing and space for washing machine and tumble drier. Ceramic white sink and drainer with mixer taps.

Landing

Double glazed window with leaded light effect to front. Access to loft. Fitted carpet. Cupboard housing hot water cylinder.



Master Bedroom (14' 3" x 15' 0") or (4.34m x 4.58m)

Double glazed windows with leaded light effect to front. Fitted carpet. Radiator. Coving. Door to en suite. Two double fitted wardrobes. Inset spotlights.

En Suite (8' 10" x 7' 9") or (2.70m x 2.35m)

Double glazed opaque window to side. Large tiled shower cubicle. Large panelled bath with centralised chrome mixer tap. Wash hand basin with chrome mixer tap set in vanity unit. Low level WC. Chrome ladder style heated towel rail. Inset spots. Tiled walls.

Bedroom 2 (10' 2" x 9' 5") or (3.11m x 2.86m)

Double glazed window to garden. Fitted carpet. Radiator. Fitted double wardrobe with mirrored sliding doors.

Bedroom 4 (10' 2" x 11' 3") or (3.11m x 3.42m)

Double glazed window to garden. Fitted carpet. Radiator. Coving.

Bedroom 3 (10' 2" x 12' 4") or (3.11m x 3.76m)

Double glazed window to garden. Radiator. Coving. Fitted carpet.

Bedroom 5 (10' 7" x 9' 5") or (3.23m x 2.87m)

Double glazed window with leaded light effect to front. Fitted carpet. Radiator. Coving.

Bathroom (8' 11" x 8' 0") or (2.73m x 2.44m)

Double glazed opaque window to side. Tiled shower cubicle. Large panelled bath with centralised chrome mixer taps and shower attachment. Low level WC. Wash hand basin with chrome mixer taps. Tiled walls. Chrome ladder style heated towel rail. Coving. Inset spots.

Garage

Double garage with two up and over doors. Power and light. Wall mounted central heating boiler.

Garden

Pretty, part walled rear garden with patio area and lawned area. Shed to side. Outside tap. Access to front. To the front of the property is a large driveway, parking for multiple vehicles.



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