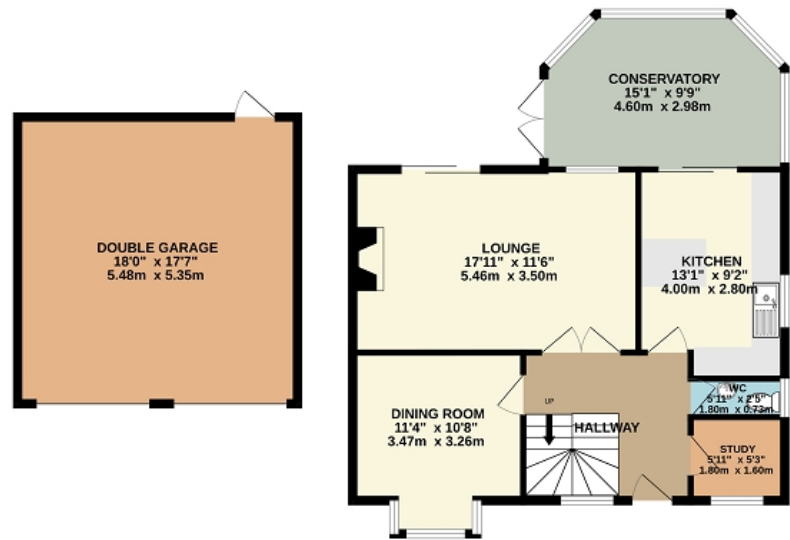
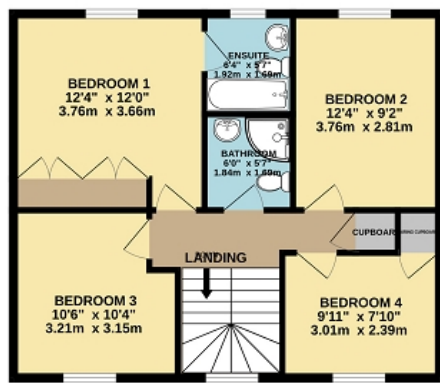


GROUND FLOOR
1019 sq.ft. (94.6 sq.m.) approx.



1ST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 1630 sq.ft. (151.4 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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ASKING PRICE

£565,000

Freehold

Newbury Place, Warsash, SO31 9TH

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Newbury Place, Warsash, SO31 9TH

4 Beds - 2 Baths

Brambles are delighted to market this four bedroom, detached family home ideally located in an ever popular area of Warsash, close to local amenities.

FEATURES

- Driveway parking with double garage
- Quiet cul-de-sac location with private outlook
- Four reception rooms including designated study
- Bright and versatile conservatory overlooking the enclosed rear garden
- Fitted wardrobes to master bedroom with en-suite
- Energy efficient home with property owned solar panels and battery storage
- Ideally located within close proximity to Warsash Village and Locks Heath Shopping Village



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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.

BRAMBLES ESTATE AGENTS

5 Brook Lane, Warsash

Southampton, Hampshire

SO31 9FH

MAYFAIR OFFICE

15 Thayer Street

London

W1U 3JT

BRAMBLES ESTATE AGENTS

Portsmouth Road, Lowford

Bursledon, Hampshire

SO31 8EQ

Email: enquiries@brambles-estateagents.com

[brambles-estateagents.com](https://www.brambles-estateagents.com)

Bursledon | Warsash | Mayfair



With four well proportioned bedrooms and four spacious reception rooms, this home is well suited to growing families. Property owned solar panels along with double glazing throughout ensure that this home is energy efficient. Its ideally situated in a quiet cul-de-sac with private outlook and is within close proximity to the local amenities at both Warsash Village and Locks Heath Shopping Village, as well as being within catchment for several highly regarded schools. The M27 is just a short distance away providing an excellent connection to Portsmouth and Southampton.

On approach, you are greeted by a well-maintained front garden that has been laid to lawn. The block paved driveway with parking for multiple cars, leads to the double garage offering ample additional storage space. Downstairs features four reception rooms, including a designated study and a bright and versatile conservatory with an outlook over the west facing garden, which has been mainly laid to lawn with a decked area providing the ideal space for outdoor entertainment. The kitchen comes equipped with a full range wall and base units, incorporating a handy breakfast bar for a more casual dining option. An integrated electric oven and gas hob are included plus space and plumbing for all other appliances.

Upstairs there is plenty of space to accommodate the whole family. There are four generous bedrooms on offer, two of which benefit from fitted storage plus an en-suite to the master. In addition, a contemporary family shower room completes the living accommodation on offer.

We highly recommend booking a viewing to appreciate the full potential of this fantastic family home.



Outside

Block paved driveway with parking for multiple vehicles, leads to double garage. Front garden laid to lawn. Paved pathway leads from driveway to front door.

Hallway (9' 3" x 10' 6") or (2.83m x 3.20m)

Composite front door with double glazed, opaque inserts. Laminate flooring. Deep moulded skirting boards. Radiator with independent thermostat. Doorways leading to all rooms on the ground floor. Carpeted stairway with wooden balustrades rising to first floor. UPVC, double glazed, arched window above stairs to front. Under stairs storage cupboard.

Study (5' 3" x 5' 11") or (1.60m x 1.80m)

Wooden panelled door with chrome fittings. UPVC, double glazed, leaded light effect window to front. Carpeted. Deep moulded skirting boards. Radiator with independent thermostat.

W.C (2' 5" x 5' 11") or (0.73m x 1.80m)

Wooden panelled door with chrome fittings. UPVC double glazed opaque window to side. Low level WC with cistern. Hand wash basin with chrome taps. Radiator with independent thermostat.

Dining Room (11' 5" x 10' 8") or (3.47m x 3.26m)

Wooden panelled door with chrome fittings. UPVC, double glazed, leaded light effect bay window to front. Carpet. Deep moulded skirting boards. Radiator with independent thermostat. Coving. Dado rail.

Kitchen (13' 1" x 9' 2") or (4.0m x 2.80m)

Wooden panelled door with chrome fittings. UPVC double glazed window to side. Tiled flooring. Deep moulded skirting boards. Full range of matching wall and base units. Ample work surfaces including breakfast bar. Tiled splash backs. Stainless steel sink and half with drainer and chrome mixer tap. Integrated electric oven. Four point gas burner hob with stainless steel extractor hood above. Space and plumbing for fridge freezer, washing machine and dishwasher. White ladder style radiator. Inset spots. Aluminium, double glazed sliding door leads to back conservatory.

Lounge (11' 6" x 17' 11") or (3.50m x 5.46m)

Wooden door with multi pane glass inserts. Wooden multi pane window looks through to conservatory. Aluminium, double glazed sliding doors leads to back garden. Carpeted. Deep moulded skirting boards. Radiator with independent thermostat. Gas feature fireplace with stone hearth and surround with wooden mantle. Coving.

Conservatory (9' 9" x 15' 1") or (2.98m x 4.60m)

Laminate flooring. Part brick walls. UPVC glazing to all sides. Poly carbonate roof. UPVC double glazed French doors lead out to back garden.

Landing (10' 6" x 13' 0") or (3.21m x 3.95m)

Carpet. Deep moulded skirting boards. Doorways leading off to all rooms on first floor.



Bedroom One (12' 4" x 12' 0") or (3.76m x 3.66m)

Wooden panelled door with chrome fittings. UPVC, double glazed, leaded light effect window to back garden. Carpet. Deep moulded skirting boards. Radiator with independent thermostat. Two double wardrobes with shelving and hanging space, accessed via wooden panelled doors with chrome fittings. Doorway leading to en-suite.

En-Suite (6' 4" x 5' 7") or (1.92m x 1.69m)

Wooden panelled door with chrome fittings. UPVC, double glazed, opaque window to back garden. Tiled flooring. Partially tiled walls. Low level WC with cistern. Hand was basin with chrome mixer tap. Panel bath with chrome shower above and glass shower screen. Chrome ladder style heated towel rail. Wall mounted cabinets. Inset spots. Extractor fan.

Bedroom Two (12' 4" x 9' 3") or (3.76m x 2.81m)

Wooden panelled door with chrome fittings. UPVC double glazed, leaded light effect window to back garden. Carpet. Deep moulded skirting boards. Radiator with independent thermostat.

Bedroom Three (10' 6" x 10' 4") or (3.21m x 3.15m)

Wooden panelled door with chrome fittings. UPVC, double glazed, leaded light effect window to front. Carpet. Deep moulded skirting boards. Radiator with independent thermostat.

Bedroom Four (7' 10" x 9' 11") or (2.39m x 3.01m)

Wooden panelled door with chrome fittings. UPVC, double glazed, leaded light effect window to front. Carpet. Deep moulded skirting boards. Wooden panel door with chrome fittings provides access to storage cupboard housing the combi boiler.

Bathroom (6' 0" x 5' 7") or (1.84m x 1.69m)

Wooden panelled door with chrome fittings. Tiled floor. Partially tiled walls. Fully tiled shower cubicle with glass doors and chrome rainfall effect shower. Hand wash basin with chrome mixer tap and vanity unit below. Low level WC with cistern. Chrome ladder style heated towel rail. Inset spots. Extractor fan.

Garden

West facing, enclosed garden. Decked area. Mainly laid to lawn. Borders with mature trees and shrubs. Fully fenced. Side access leading to front. Stepping stones lead to patio area. Access to double garage through wooden door. Wooden summer house. Raised border. Outdoor tap.

Double Garage

Double garage with two up and over doors. Wooden door leads to back garden. Power. Lighting. Property owned solar panels.

Other

Fareham Borough Council Tax Band E £2521.93 2024/25 charges.

Vendors position: Moving to new build.

Property owned solar panels with battery storage. Surplus energy generated is sold back to the grid.



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.