



**Jeffries
Dibbens &**
estate and letting agents

Paynter, Hook Lane
Warsash, SO31 9HH

Exceptional

PROPERTY SUMMARY

Paynter is a spectacular residence situated on, highly sought after, Hook Lane nestled in the charming hamlet of Hook, Warsash, Hampshire. On a generous plot at the edge of a conservation area, the Cedar clad property has been completely rebuilt and renovated from top to bottom, now boasting a studio annex and four stunning bedrooms. As you enter the wide and welcoming entrance hallway, you are guided into a separate, 20ft lounge with double doors opening onto the private rear garden; an ideal space for escaping the family hustle and bustle! Towards the east side of the ground floor is an open plan kitchen/diner leading into the orangery living area which has wall-to-wall glazing, letting natural light stream in, as well as double doors onto the sleek patio area. The kitchen has been meticulously designed and fitted by local specialists, Neptune, with inbuilt NEFF and Siemens appliances and an abundance of storage. With a further games room/snook downstairs, this property has generous and versatile space for the whole family.

Up the grand staircase to the gallery landing, four great sized bedrooms boasting two en-suites alongside a spectacular, four piece suite, bathroom, provide ample bedroom accommodation. Adjacent on the first floor, above the double garage, is a self-contained studio annex comprising a kitchenette, dual aspect living space and an en-suite shower room, enabling multi-generational living.

Seventeen, barely visible, solar panels with a 6.5Kw array feed into two 4.5Kw batteries to supply this expansive home with renewable solar energy. The 'Eddy' Smart water heater optimises the solar input to provide free hot water and two electric boilers supply heating for the piped underfloor heating in the bathrooms and the upstairs radiators, all thermostatically controlled via an innovative app.

Outside, the stepped landscaped garden boasts verdant lawns, porcelain stone patio and a summerhouse base installed with power, water and mains drainage. With mature shrubbery and trees creating privacy and habitats for local wildlife, this wrap around plot is an idyllic retreat. To the front of the property, there is parking for multiple vehicles outside of the double garage with Canadian Cedar Automated doors and further benefits include a downstairs W/C, data points in all rooms, a car charging point and premium Karndean floor coverings.

With the build of this striking property almost complete, call us in our Stubbington Branch to book in your viewing and avoid missing out on this one-of-a-kind residence in Warsash's most exclusive location.

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PLEASE NOTE THESE IMAGES ARE A.I.
GENERATED TO PROVIDE A REPRESENTATION
OF PLANS FOR THE KITCHEN AND UTILITY AREAS.





LOCATION Surrounded by lush countryside and with the river nearby, Hook Village offers a peaceful retreat and is a picturesque hamlet situated in the Warsash area, within Hampshire. The nearby River Hamble offers opportunities for boating, fishing, and other water-based activities. The village is also close to the Solent Way, a long-distance footpath that provides stunning coastal views and access to various points of interest along the Hampshire coastline. Close to Warsash Village and beach, this exclusive location is not to be missed.

ENTRANCE HALLWAY

LOUNGE 20' 5" x 15' 7" (6.22m x 4.75m)

SNOOK 13' 5" x 10' 9" (4.09m x 3.28m)

KITCHEN/DINING ROOM 21' 8" x 13' (6.6m x 3.96m)

ORANGERY 16' 6" x 10' 9" (5.03m x 3.28m)

UTILITY ROOM

DOWNSTAIRS W/C

UPSTAIRS GALLERY LANDING

BEDROOM 1 17' 9" x 11' 11" (5.41m x 3.63m)

ENSUITE

BEDROOM 2 12' 10" x 11' 10" (3.91m x 3.61m)

ENSUITE

BEDROOM 3 9' 6" x 9' 3" (2.9m x 2.82m)

MAIN FAMILY BATHROOM

BEDROOM 4 14' 4" x 10' 2" (4.37m x 3.1m)

ANNEX

LIVING SPACE WITH KITCHENETTE 18' x 17' 11" (5.49m x 5.46m)

ENSUITE

PLANT ROOM Housing solar storage system.

OUTSIDE

DRIVEWAY PARKING

DOUBLE INTERGAL GARAGE 20' 6" x 17' 6" (6.25m x 5.33m)

WRAP AROUND FRONT AND REAR GARDENS

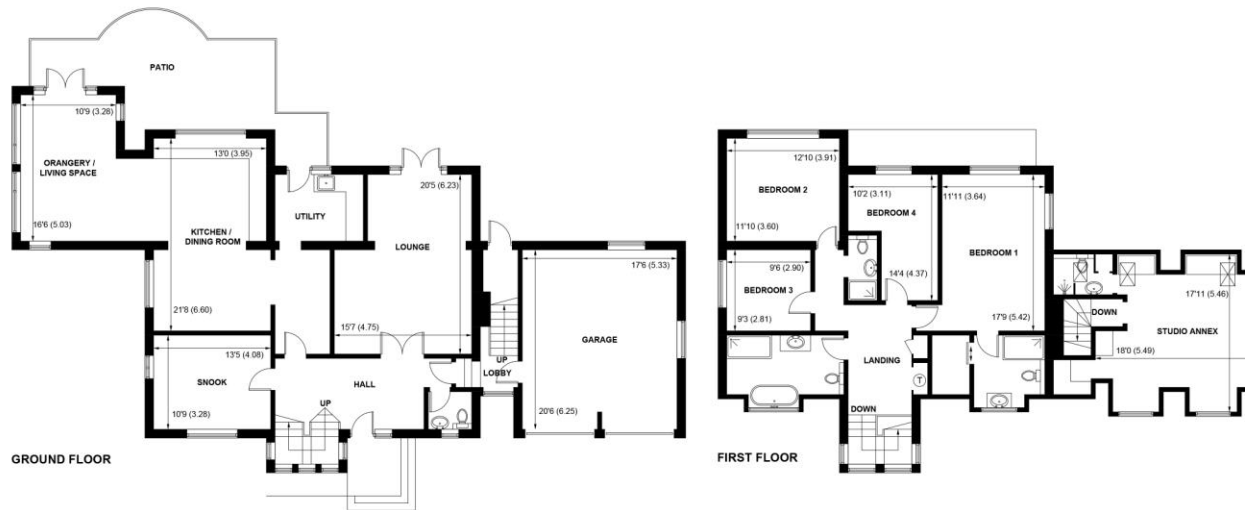


LOCAL AUTHORITY
Fareham Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band TBC

VIEWINGS
By prior appointment only



**APPROXIMATE GROSS INTERNAL AREA = 3208 SQ FT / 298.0 SQ M
(INCLUDING GARAGE)**
NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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