



Osborne House
Brook Avenue | Warsash | Southampton | Hampshire | SO31 9HP

FINE & COUNTRY

OSBORNE HOUSE



Osborne House is a stunning five bedroom, four bathroom detached home in Warsash's prestigious Brook Avenue. Spanning over 6,600 sq. ft in total, it features a grand entrance, landscaped grounds, and a water fountain. Highlights include a first floor sitting room, spacious kitchen, indoor pool, and self-contained annexe. There is also planning permission for a triple garage (P/23/1487/FP).



Accommodation Summary

Ground Floor

The ground floor offers a family room with air conditioning unit which could also serve as a home gym. There is a library, snug, and utility room, two bedrooms (one with en-suite bathroom), an office/bedroom, access to the pool complex featuring a swimming pool with a depth of 8ft in the deep end, self-contained annexe, and a wet room.

First Floor

The first floor has the sitting room, dining room, kitchen, breakfast room leading to balcony, and principal bedroom with en-suite bathroom, dressing area and an air conditioning unit. There is also a home office.

















SELLER INSIGHT

“Back in 1986, we were looking for a new home for our large family,” says the current owner of Osborne House, “one which could accommodate my husband and I, our six children (aged between 3 and 20) and my elderly father-in-law. We also needed to be within 20 minutes of the hospital where my husband was an orthopaedic surgeon. The search led us to this plot, where we now have our home. We purchased the plot, then my husband went to sea for a year!”

Nevertheless, the owners embarked upon the project of building their dream family home. “The house was built according to an architect’s design, with a lot of input from me. I would send drawings to my husband at sea for his opinion, too. The house has a bit of an American flavour, as we have spent some time in the USA. We decided to place the kitchen and main reception rooms upstairs to take advantage of the view and allow the wonderful light into the rooms we would use the most. The lounge has cathedral style windows giving a superb view of the garden and glimpses of the river beyond.”

“We moved in in November 1987,” the owner continues. “At this time, my father-in-law needed round-the-clock nursing and we had the annexe area of the house equipped to fulfil his needs. This annexe is now a terrific guest suite with a bedroom, bathroom, sitting room and kitchen. When the children left home, we converted the west side of the upper floor into a very large main suite with a huge dressing room and shoe closet. The mosaic walls in the bathroom were designed by Martin Cheek from the Chelsea Art Club. There were stained glass doors and a window space designed by a thoughtful artisan, Fran Davies of Unicorn Glass Workshop in Bath who incorporated our love of the sea and other creatures.”

This is the ideal home for everyday family life and entertaining alike. “This has been a great home for parties,” says the owner. “We have hosted everything from 50th and 60th birthdays to post-wedding celebrations and christenings here, with marquees on the front lawn. The hall with its double height windows is an excellent space to welcome guests with a glass of bubbly or an aperitif. We had a diving-depth indoor pool built almost as soon as we finished the house – the pool and the space around it have of course added to the fun of all the parties! All of my children love to swim and play around the pool, plus my many grandchildren have learned to swim here. The house sits towards the centre of the plot, so there was plenty of space for my 5 sons and my daughter to play rugby and other games.”

The local area has much to recommend it, too. “We are fortunately placed for anyone with children,” the owner says, “as we have an excellent primary school - Hook with Warsash CofE Academy - 5 minutes away, and Brookfield Community senior school even closer. Warsash village is well served for amenities, with a few pubs, Chinese and Indian food, a café, plus a Co-op and One Stop shops.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









Outside

Outside is a beautifully landscaped garden with private sweeping driveway leading up to the property from a gated entrance from the private road. To the rear is a pond.

Location

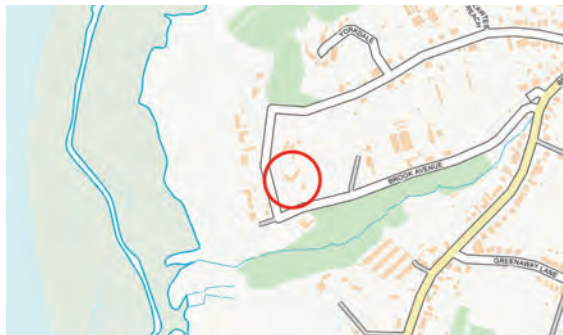
Warsash, located south of Locks Heath and Sarisbury Green, sits on the eastern mouth of the River Hamble, opposite the village of Hamble. Connected by a road bridge and a foot ferry, Warsash merges with Hook to the west. Rich in history, from 15th-century shipbuilding to a WWII D-Day staging area, today it's known for its maritime connections, marinas, and boatyards. The area offers diverse housing, excellent shopping, and top-notch schools, including Brookfield Secondary and various primary schools.











Services, Utilities & Property Information

Utilities - Mains electricity, water, and drainage. Oil fired central heating

Tenure - Tenure

Property Type - Detached house with attached annexe

Construction Type - Standard - brick & block with tiled roof

Council Tax - Fareham Borough Council

Council Tax Band H

Parking - Off-road parking for at least 10 cars.

Mobile phone coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Standard Broadband connection available - we advise you to check with your provider.

Special Notes - There are covenants on the property - please speak with the agent for further information.

All owners contribute as and when necessary for repairs to the road surface.

Directions - Postcode: SO31 9HP. What3words: prayers.offstage.asset

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Southampton & Romsey on 02382 549200

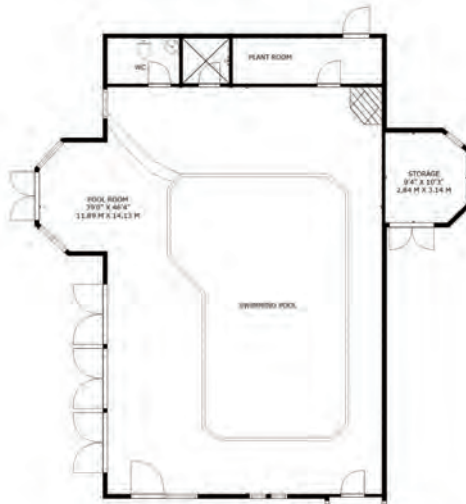
Website

For more information visit <https://www.fineandcountry.co.uk/southampton-and-romsey-estate-agents>

Opening Hours

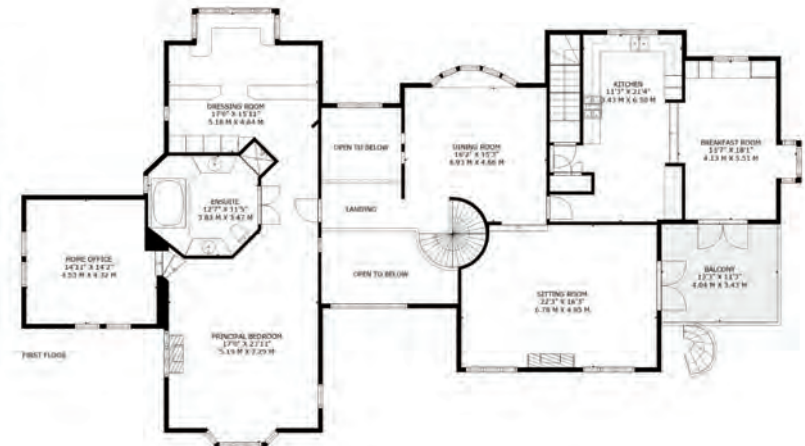
Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	71 C
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 6508 sq ft, 604 m2
OPEN TO BELOW: 186 sq ft, 17 m2

OVERALL TOTALS: 6694 sq ft, 621 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 30.05.2024





FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ADAM BARNES

ASSOCIATE AGENT

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As a seasoned estate agent with 17 years of experience in the industry, I have helped numerous clients buy and sell properties with ease, earning a reputation as a trusted and reliable professional.

Having lived in the lovely town of Park Gate and surrounding areas for many years, I am passionate about the area and all that it has to offer. Throughout my career, I have honed my skills in negotiating deals, valuing properties, and providing clients with exceptional customer service. I am always willing to go the extra mile to ensure that my clients receive the best possible experience when buying or selling their homes.

With an extensive knowledge of the property market and a friendly, approachable manner I am always available to answer questions, provide advice, and offer guidance throughout the entire process.

Outside of work, I enjoy spending time with my family, watching and playing a variety of sports and exploring the local countryside.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

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