



23 Thornton Avenue  
Warsash | Southampton | Hampshire | SO31 9FL

FINE & COUNTRY



# 23 THORNTON AVENUE



*Occupying an elevated position, this detached family home affords some truly beautiful views across the River Hamble. Set on a generous plot of circa 0.75 acres, the garden wraps around the property and offers seclusion and privacy. Featuring an extended living space with three reception rooms, modern kitchen/breakfast room with utility, and four bedrooms with two en-suites. The first floor will have you sat on the balcony taking in the views while sipping your morning coffee.*







## Accommodation Summary

**Ground Floor** – Entrance hallway, sitting room, kitchen/ breakfast room, dining room, rear lounge, utility room, and cloakroom.































# SELLER INSIGHT

“ When we first saw the property, it was love at first sight. As we drove by, the house's road presence immediately drew us in. There's something undeniably captivating about it - perhaps it's the way the house commands attention, with its charming exterior that hints at the warmth and beauty within.

Inside, the home only deepens that initial enchantment. Two big bedrooms offer sweeping views of the River Hamble, making them my absolute favourite spots in the house. Waking up to that view every morning never gets old. It's a daily reminder of the serene beauty that surrounds us. But it's not just the views that make this home special; the front entrance itself is a showstopper. The first thing you notice as you walk in is the impressive staircase that sets the tone for the rest of the house - elegant and welcoming.

In 2010, we decided to make some changes to better suit our growing needs. We redesigned the downstairs layout, doubling the size of the kitchen and lounge/dining area. The result is a space that feels expansive and inviting, perfect for both quiet family dinners and larger gatherings. The layout flows seamlessly, making it easy to move from one room to the next, whether you're entertaining guests or simply enjoying a quiet evening at home.

Living here has supported our lifestyle in so many ways. The location, just a stone's throw from the River Hamble, is ideal for our love of boating. We've spent countless weekends on the river, and having our boat so close by has been an absolute dream. But it's not just the river that we love. The outdoor spaces around the house are just as wonderful. Our extensive gardens are a haven for wildlife, with deer and foxes frequently making appearances, adding a touch of charm to our everyday lives.

This home has also been the backdrop for many memorable events. We've hosted numerous family gatherings and birthday celebrations, each one filled with laughter, love, and unforgettable moments. The house is perfect for entertaining, with plenty of space for everyone to spread out and enjoy themselves.

The sense of community in Thornton Avenue is another aspect of life here that we cherish. Our neighbours were welcoming from the start, and we quickly formed strong bonds. We've shared in street parties, social events, and impromptu get-togethers that have turned into lifelong friendships. It's a neighbourhood where everyone looks out for each other, creating a warm and supportive environment.

Location-wise, we couldn't ask for more. The local schools are excellent, and all the amenities we need are within walking distance, including charming pubs and the Warsash Sailing Club. Whether it's a quick trip to the store or a leisurely walk to the club, everything feels conveniently close, yet the area retains a peaceful, village-like appeal.

Living at Thornton Avenue has been a true delight, offering a perfect blend of beauty, community, and convenience. It's a place where memories are made, and we feel incredibly fortunate to have called it home for so many years!\*

\* 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.









First Floor - Landing, four bedrooms with two en-suites, and a family bathroom. Balconies to the first two bedrooms.

















## Outside

Beautifully presented circa 0.75 acre garden with driveway parking to the front and a double garage.









## Location

Warsash is a picturesque maritime village, known for the Hook Nature Reserve, a sprawling 500-acre intertidal area that attracts nature lovers. The village is a haven for sailing enthusiasts, with a popular yacht club and close proximity to the esteemed Royal Southern and Royal Southampton Yacht Clubs. Residents enjoy a ferry service to nearby Hamble village, providing convenient access to the Royal Victoria Country Park for outdoor recreation. Daily necessities are well catered for within the village, while more extensive shopping can be found at Locks Heath Shopping Centre, Whiteley, and Hedge End. Southampton and Portsmouth offer additional commercial amenities.

For commuters, Southampton Parkway provides rail services to London, with a travel time of approximately 1 hour and 10 minutes. The M27 motorway is easily accessible, connecting to the wider road network, and Southampton Airport offers both domestic and international flights. Families benefit from a range of excellent schools in the area, including West Hill Park, Boundary Oak, Meoncross, Portsmouth Grammar, and King Edward VI. The local primary school, Hook with Warsash C of E, is also highly regarded.







### Services, Utilities & Property Information

Utilities – Mains gas, electricity, water, and drainage.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard - Brick and tile

Council Tax – Fareham Borough Council

Council Tax Band G

Parking – Double garage. Off-road parking for 6 cars.

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

Internet connection - Ultrafast Fibre 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.

There are trees on the property with Tree Preservation Orders.

The road to the north is unadopted so all houses share insurance cost for repair work.

Directions - what3words: ///ages.enhanced.scorpions. Postcode: SO31 9FL.

### 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>

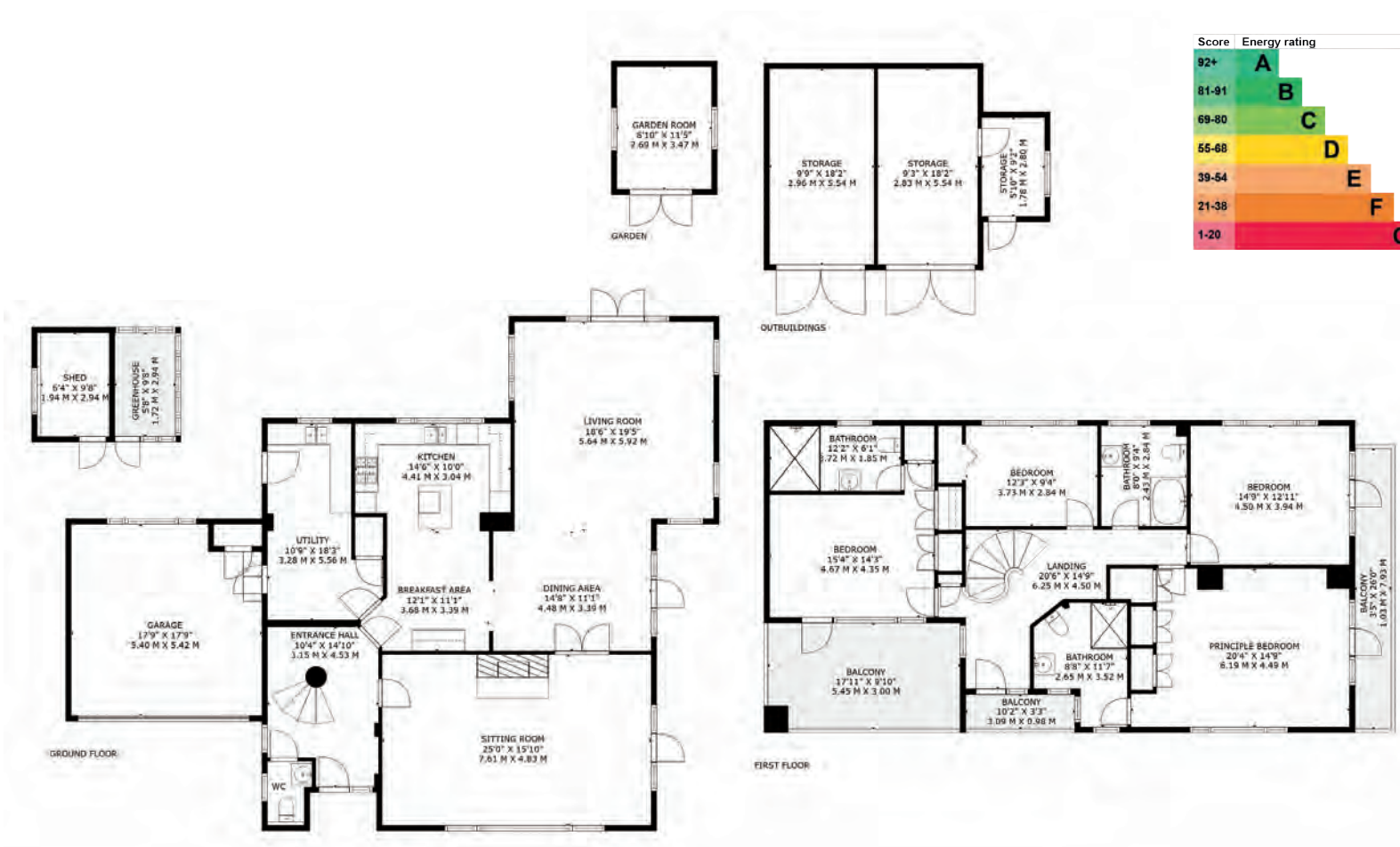
### Opening Hours

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	71 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA: 3107 sq ft, 288 m2  
 GARAGE & OUTBUILDINGS: 942 sq ft, 87 m2

**OVERALL TOTALS: 4049 sq ft, 376 m2**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY  
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



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 30.08.2024









# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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