



Iliad
Hook Park Road | Warsash | Southampton | Hampshire | SO31 9HA

ILIAD



Iliad is in a sought-after spot in Warsash, near the nature reserve with views across to the water. Set back from the road with a double garage, it offers scope to extend (subject to planning permissions). Features include four bedrooms, four reception rooms, kitchen, circa 0.5 acre garden, driveway, and total privacy throughout.



STEP INSIDE

Ground Floor

Lounge, dining room, study, snug, kitchen, utility room and WC.













SELLER INSIGHT

“ Iliad has been more than just a house - it's been the heart of our family for over 40 years. I still remember the Sunday afternoon when my parents first discovered it. We were living in Hedge End back then, but with a growing family, we needed more space. As soon as they saw Iliad, they fell in love. The peaceful surroundings, the wide and open views over the water, and even the cows grazing in the field opposite - it all felt like home. That same field is now a protected Nature Reserve, ensuring the tranquillity and open space we cherished remains untouched.

One of the house's most special features is the outdoor space. Spring and summer bring the garden to life, and the rear patio offers a cool, shaded retreat. But the balcony has always been the crown jewel. My parents spent countless mornings there with a coffee and a book, gazing out to sea. You can watch the Isle of Wight ferries passing one another, see liners and tugboats glide by, and if you're lucky, catch a stunning sunset over the water. As a child, I remember walking down to the beach to watch the QE2 leave Southampton for the Falklands, its grey hull cutting through the waves - an unforgettable sight.

Iliad is made for celebrations. We've hosted so many birthdays in the garden, and the house truly comes alive with laughter and music. One of my most cherished memories is my own wedding - married in the local church in Warsash, with a reception at the College of Navigation (now homes), and the evening party held right here in a marquee on the lawn. It was magical, a true reflection of how this home brings people together.

The neighbourhood has always felt like a supportive, welcoming community. There's a lovely mix of young families and long-time residents, and it's easy to feel connected here. Whether it's a casual chat over the garden fence or gathering for local events, there's a quiet friendliness that makes you feel rooted.

Living here also means convenience without sacrificing peace. Warsash village, with its shops and pubs, is just a walk away - especially the Rising Sun, which offers gorgeous views over the harbour. The sailing club, nearby schools, and proximity to the River Hamble and the ferry to Hamble village, add to the charm. Great cafes, restaurants, and shopping centres like Whiteley and Locksheath are close by, and the M27 and Southampton Parkway station make commuting into London surprisingly easy.

Saying goodbye to Iliad will be difficult. It's more than bricks and mortar - it's a place where memories were made, where life unfolded in the most beautiful way. But I'm excited for someone new to discover all it has to offer. It's not just a house. It's a story waiting for its next chapter.*

* 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

Four double bedrooms, bathroom and en-suite.











Step Outside

Large front and rear gardens. Circa 0.5 acre plot with double garage and parking for 8-10 cars.

Location

Living in Warsash offers a peaceful coastal lifestyle with beautiful nature reserves, scenic walks along the River Hamble, a strong sense of community, and excellent local amenities - all within easy reach of Southampton and the South Coast.











Services, Utilities & Property Information

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

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard – brick & tile

Council Tax – Fareham Borough Council

Council Tax Band G

Parking – Off-road parking for approximately 8-10 cars. Double garage.

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

Internet connection - Ultrafast FTTP 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.

Viewing Arrangements

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

Website

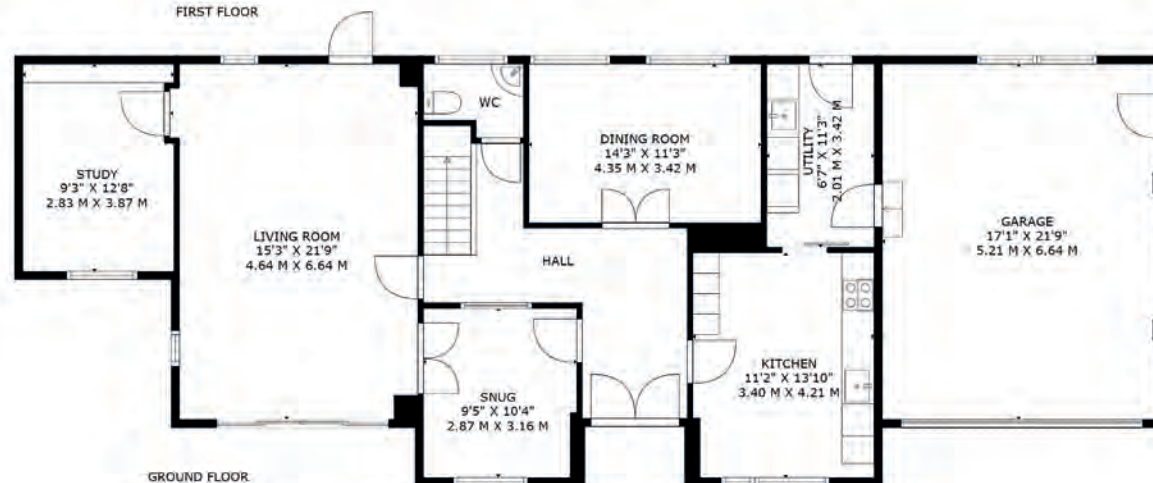
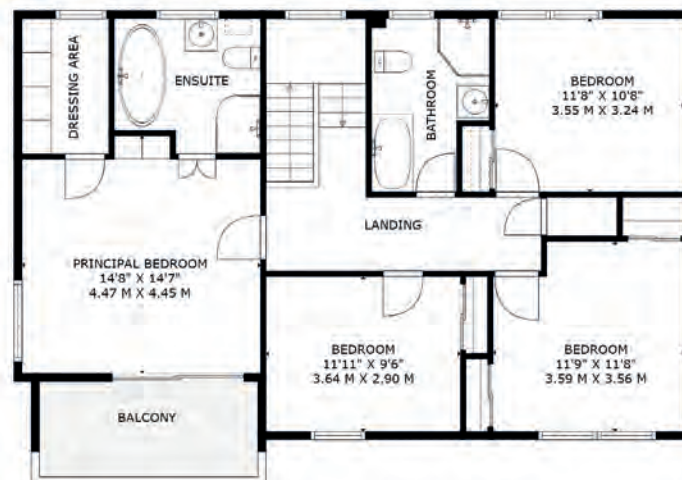
For more information visit <https://www.fineandcountry.co.uk/southampton-estate-agents>.

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only



GROSS INTERNAL AREA: 2,182 sq ft, 202 m² GARAGE: 372 sq ft, 35 m²

OVERALL TOTALS: 2,554 sq ft, 237 m²

SIZES AND DIMENSIONS RE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	79 C
39-54	E		
21-38	F		
1-20	G		



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 24.04.2025





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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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