



Brook Lane | Warsash | SO31 9FB

Offers Over £800,000



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**** FULLY SELF CONTAINED ANNEXE **** W&W are delighted to offer a truly unique opportunity to purchase this beautifully presented & vastly improved four bedroom detached bungalow with its own detached one bedroom fully self contained annexe. The property itself boasts over 1600 Sq.Ft providing three/four double bedrooms, two en-suites, cloakroom, lounge & modern kitchen/dining room. The fully self contained annexe provides independent living with one double bedroom, lounge/dining room, kitchen & modern shower room. Sitting on an enviable 1/4 acre plot it provides front, side & rear gardens as well as an impressively sized 24'10ft double garage with resin driveway providing parking for multiple vehicles.

Brook Lane is situated in the ever so sought after maritime village of Warsash. The village offers some picturesque walks along the River Hamble, with the option to stop in various riverside eateries & take the little pink ferry crossing to Hamble. The local shops are a 15 minute walk away while further amenities of Locks Heath are just over a mile away, including a large Waitrose. Excellent transport links are also easily accessible including A27, M27, Swanwick train station & Southampton Airport.







Incredible opportunity to purchase a stunning detached bungalow with an additional detached annexe

Beautifully presented & vastly improved four bedroom detached bungalow sat on an enviable 0.27 acre plot

'Home Transformers' extended & then renovated throughout in 2015

Welcoming entrance hall enjoying built in storage cupboard & cloakroom

Solid wood flooring flowing through hallway into the lounge, family room/fourth bedroom, kitchen/dining room & main bedroom

Impressively sized '24'8ft lounge with walk in bay enjoying double doors opening out onto the side garden

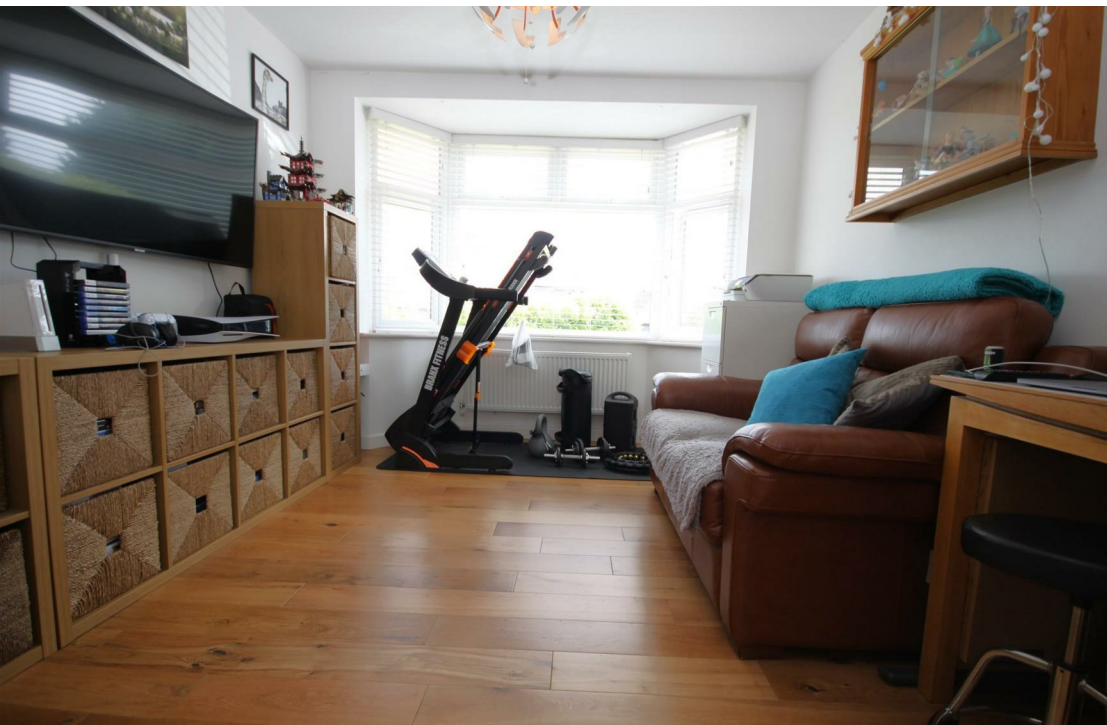
Stunning centre piece double sided fireplace with inset wood burning fire to the lounge & kitchen/dining room

Modern dual aspect '2022' re-fitted kitchen/dining room enjoying attractive worktops/units, breakfast bar & bi-folding doors opening out onto the garden

Integrated appliances include induction hob, oven, microwave, dishwasher, fridge/freezer & washing machine

Family room/fourth bedroom with walk in bay window to the front

Main bedroom benefitting from built in wardrobes, bi-folding doors



opening out onto the garden & en-suite

Beautiful 5 piece en-suite bathroom with feature twin sinks, large low profile double shower cubicle tray, bath & attractive wall/floor tiling

Guest bedroom enjoying walk in bay window, built in wardrobe & modern en-suite shower room

Additional bedroom also benefitting from walk in bay window & built in wardrobes

Solid oakwood internal doors throughout

Replacement '2021' Vaillant combination boiler

The property also benefits from it's own one bedroom fully self contained annexe to the rear of the garden

'2015' converted double garage into annexe providing over 400 Sq.Ft of accommodation including one double bedroom, lounge/dining room, kitchen & modern shower room as well as it's own courtyard

Entrance hall enjoying solid wood flooring flowing through into the lounge/dining room & kitchen

Main bedroom benefitting from built in wardrobes

Dual aspect lounge

Modern kitchen enjoying high gloss units, attractive worktops & integrated hob, oven, fridge/freezer & space



Tenure: Freehold
EPC Rating: C
Council Tax Band: E





for washing machine

Modern shower room comprising three piece white & attractive wall/floor tiling

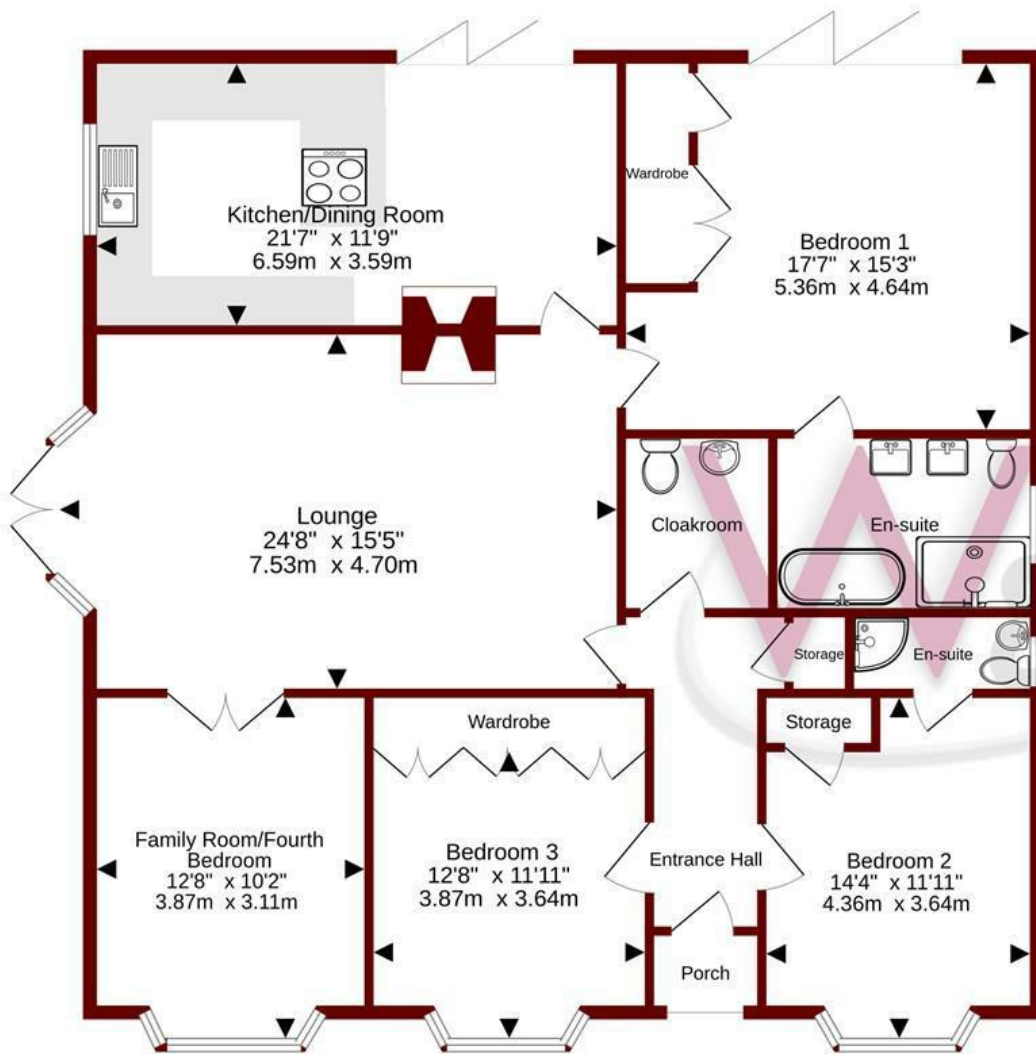
The seller informs us that the annexe has it's own council tax & isn't on mains gas so has LPG gas

Garden majority laid to lawn with display flower/shrubbery beds, large resin patio area enjoying 2023 fitted pergola above perfect for alfresco dining & shed to remain

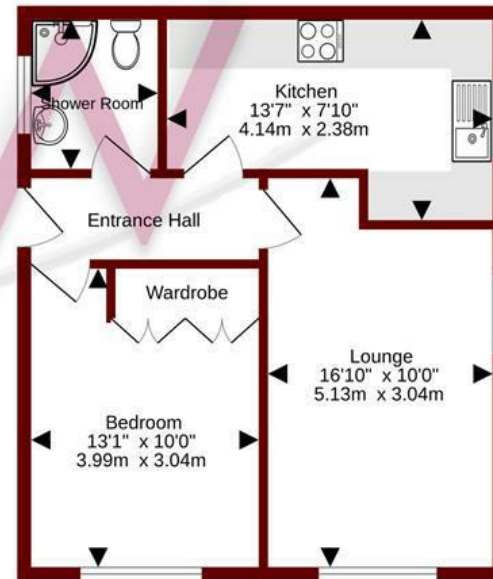
Detached 24'10ft garage with power & lighting

Front garden laid to lawn with large resin driveway providing parking for numerous vehicles

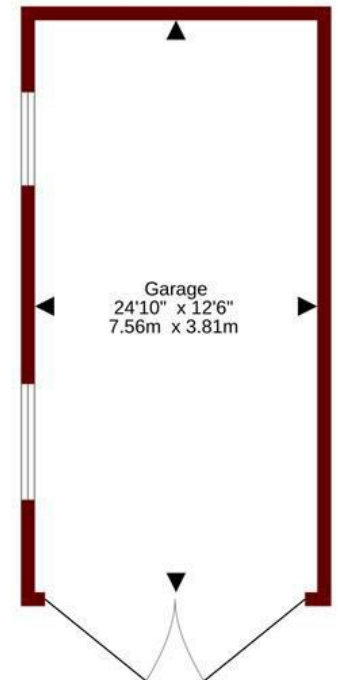
Ground Floor
1644 sq.ft. (152.7 sq.m.) approx.



Annexe
478 sq.ft. (44.5 sq.m.) approx.



2nd Floor
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 2434 sq.ft. (226.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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