



Brook Lane | Warsash | SO31 9FD

Asking Price £570,000





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W&W are delighted to offer for sale this well presented four bedroom detached 'chalet style' home. The property boasts over 1600 Sq.Ft of accommodation comprising four bedrooms, lounge, kitchen, dining room, conservatory, family bathroom & modern ensuite shower room to the main bedroom. The property also benefits from a beautifully landscaped rear garden, two summer houses to remain, garage & driveway providing parking for ample 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











Well presented four bedroom detached chalet style home sitting on an approx. 50ft wide plot

No chain ahead

Welcoming open plan reception hallway enjoying attractive wood effect laminate flooring flowing into the lounge, dining room, third bedroom & pantry/larder

Kitchen enjoying a range of wall & base units with 5 ring Montpellier range cooker to remain and space/plumbing for additional appliances

Dual aspect lounge enjoying feature centrepiece brick fireplace with gas coal effect fire

Dining room with door opening out onto the rear garden

Conservatory with sliding doors opening out onto the garden

Three of the bedrooms are to the ground floor with bedroom two benefitting from built in wardrobes & bedroom four currently used as a home office with patio doors opening out to the garden

Family bathroom comprising three piece suite & feature spa bath





Main bedroom to the first floor enjoying built in storage & en-suite

Modern en-suite shower room comprising three piece white suite & low profile double shower cubicle tray

Beautifully landscaped southerly facing rear garden majority laid to lawn with two paved patio areas perfect for alfresco dining & display flower/shrubbery beds

Two summer houses to remain, one enjoying power/lighting & currently housing a large jacuzzi which is available for separate negotiation

**Tenure: Freehold**

**EPC Rating: F**

**Council Tax Band: F**







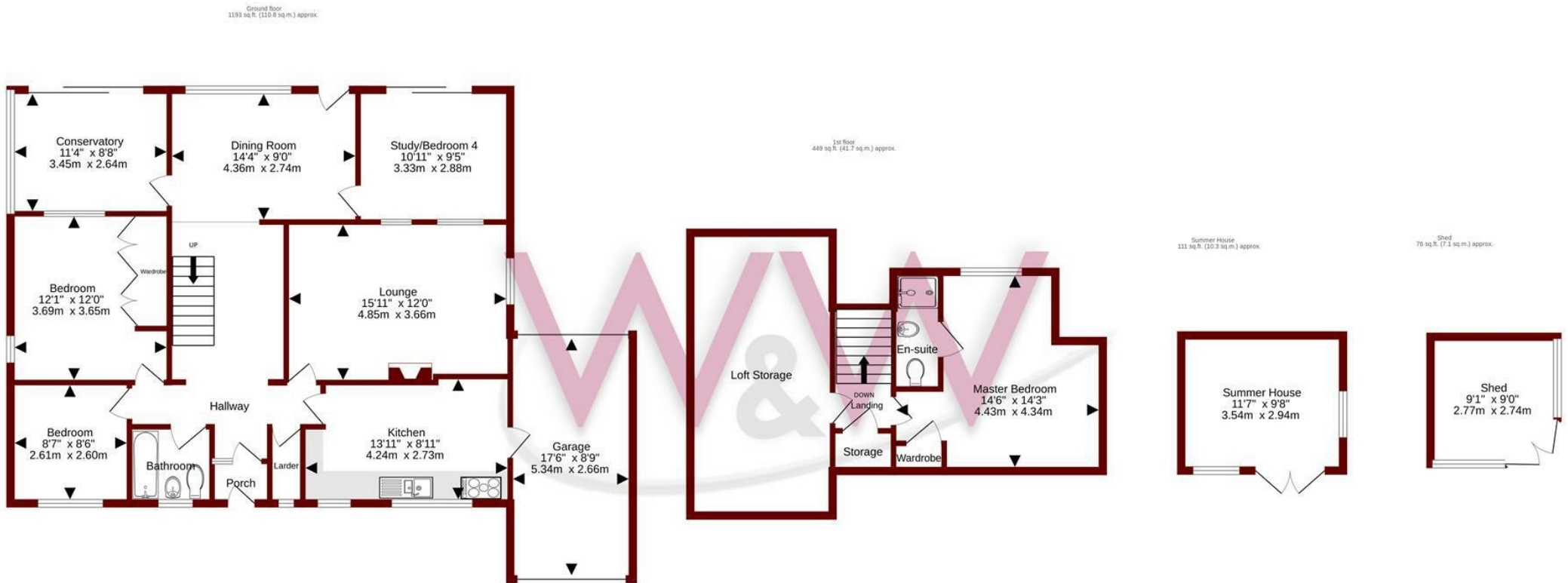
'In our opinion' the garden offers a great degree of privacy backing onto greenery

Driveway parking for up to 5 vehicles

Non estate location within walking distance to Warsash maritime village centre



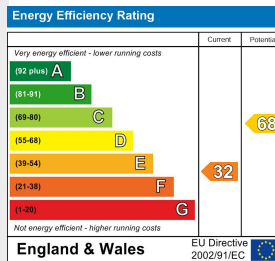




**TOTAL FLOOR AREA : 1828 sq.ft. (169.9 sq.m.) approx.**

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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