



Campion Close | Warsash | SO31 9DE

Asking Price £575,000



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W&W are delighted to offer for sale this beautifully presented & vastly improved four bedroom detached family home. The property boasts over 1300 Sq.Ft providing four bedrooms, lounge, impressive open plan kitchen/dining/family room, utility room, downstairs cloakroom, modern en-suite shower room & modern family bathroom. The property also benefits from a rear enclosed landscaped garden, remainder of garage & driveway parking for multiple vehicles.

Campion Close is a quiet cul de sac in the sought after village of Warsash. The stunning and picturesque village of 'Warsash' which sits on the corner of the River Hamble and Solent shoreline. It offers local amenities, stunning walks and has pubs and restaurants nearby. In neighbouring Locks Heath there are more extensive shopping facilities which includes a Waitrose, library and community centre. There are also good bus links nearby and a short drive to Junction 9 of the M27 providing links to Portsmouth, Southampton and beyond.







Beautifully presented & vastly improved four bedroom detached family home

Sought after quiet cul de sac location

Entrance hall enjoying attractive mosaic style flooring flowing into the downstairs cloakroom

Lounge boasting walk in bay window & feature centrepiece log burner

Attractive wood effect laminate flooring flowing through the lounge & kitchen/dining/family room

Impressive 25'1ft X 21ft open plan kitchen/dining/living room enjoying velux windows, bi-folding doors & double doors opening out onto the rear garden

Modern kitchen enjoying quartz worktops & attractive matte units

Integrated appliances include double oven, fridge/freezer, hob, microwave, dishwasher & wine cooler

Kitchen windows, double doors & bi-fold doors are all Aluminium

Utility room providing additional storage space & plumbing for appliances

Modern re-fitted downstairs cloakroom comprising two piece white suite & attractive wall tiling



Tenure: Freehold

EPC Rating: D

Council Tax Band: E -

£2400 Per Annum

Main bedroom benefitting from built in wardrobes & en-suite

Stunning modern re-fitted 'Crosswater' en-suite shower room comprising four piece suite with gold trims, feature twin sinks, walk in shower & attractive marble wall/floor tiling

Three additional bedrooms with two enjoying built in wardrobes

Modern 'Crosswater' re-fitted family bathroom comprising three piece white suite with gold trims & attractive marble wall/floor tiling

Rear enclosed landscaped garden majority laid to lawn, composite decked sun terrace with gazebo & raised flower/shrubbery beds

Remainder of garage with replacement electric roller remote controlled door

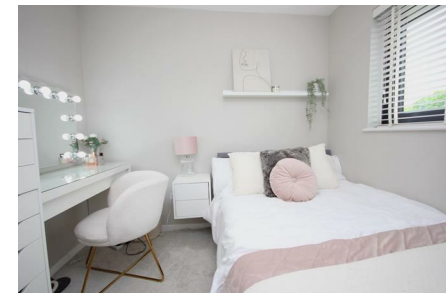
Block paved driveway providing parking for ample vehicles

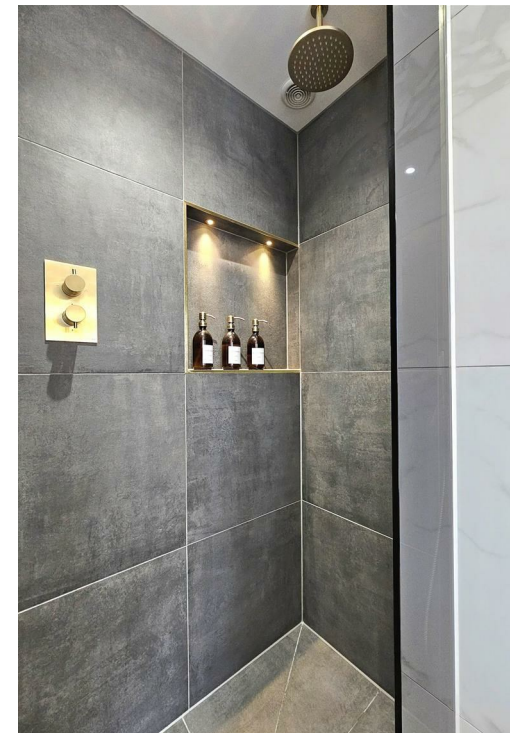
Replacement external windows & doors throughout

ADDITIONAL INFORMATION

Property construction - Traditional brick & timber

Electricity supply - Mains





Water supply - Mains

Sewerage - Mains

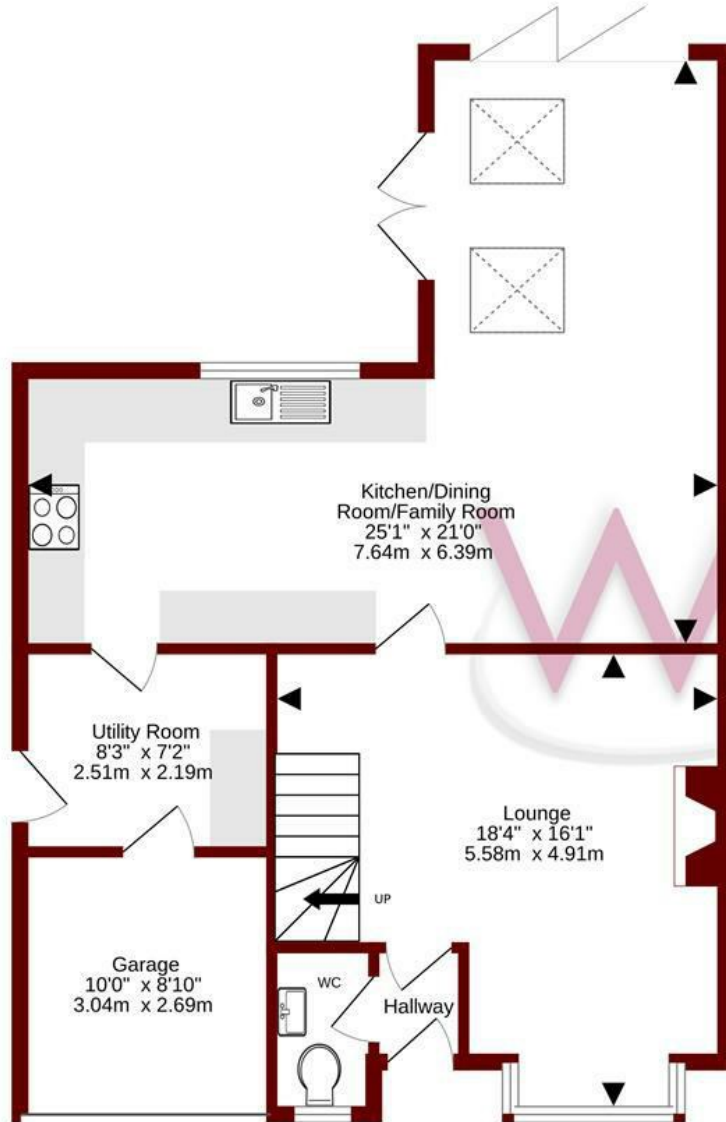
Heating - Gas central heating with newly fitted pressurised water tank & 'Hive' smart heating system

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin Media & is connected via Cable

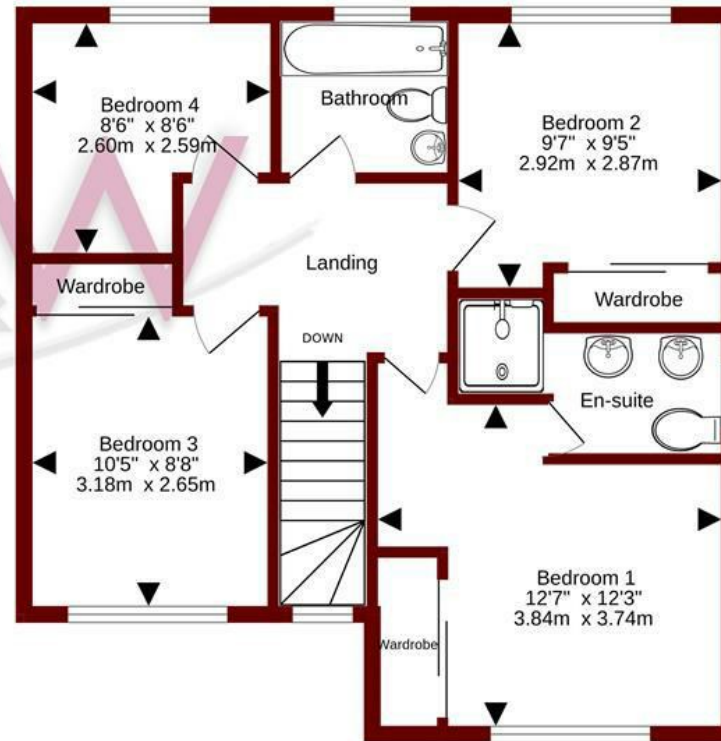
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Ground floor
743 sq.ft. (69.1 sq.m.) approx.



1st floor
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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			
(69-80) C			
(55-68) D		61	76
(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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