



Fairfield Rise, 280 Warsash Road | Locks Heath | SO31 9NX

Asking Price £750,000





280, Warsash Road |  
Locks Heath | SO31 9NX  
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W&W are delighted to offer for sale this extremely well presented & improved five bedroom detached family home. The property boasts almost 2000 sq. ft in all providing five bedrooms, three reception rooms, two modern bathrooms & downstairs cloakroom. The property sits on an enviable plot providing landscaped frontage, landscaped rear garden, detached double garage & driveway parking for multiple vehicles accessed via electric remote controlled gates.

Warsash Road is just a stroll away from Locks Heath School & Shopping Centre which offers comprehensive shopping facilities and a range of local services including doctor's surgery, library etc. There is a country pub 'The Jolly Farmer' less than ½ mile walk, there are also plenty of countryside and coastal walks through Warsash common to the River Hamble. Access to the motorway is just over two miles and gives rapid links to Portsmouth, Southampton and the major south coast centres.









Extremely well presented & improved five bedroom detached family home

Boasting almost 2000 sq. ft in all

Welcoming entrance hall enjoying attractive tiled flooring flowing into the kitchen/breakfast room, dining room, downstairs cloakroom & utility room

Dual aspect lounge with double doors opening into the dining room

Open plan dual aspect kitchen/breakfast room with double doors opening out onto the rear garden

Modern kitchen enjoying granite worktops, matte cabinets & large central island

The kitchen boasts integrated dishwasher, hot water tap, water softener to remain, space for 'American style' fridge/freezer & space for 'Range Style' cooker

Dining room enjoying matching granite worktops & matte cabinets providing additional storage space

Utility room providing additional storage, plumbing for appliances & large cupboard housing the boiler

Downstairs cloakroom

Study/family room to the ground floor

Feature underfloor heating to the entrance hall, downstairs cloakroom, kitchen/breakfast room, dining room & utility room

Galleried landing enjoying built in storage cupboard



**Tenure: Freehold**  
**EPC Rating: TBC**  
**Council Tax Band: F -**  
**£3216.58 Per Annum**

Main bedroom with feature walk in wardrobe & modern re-fitted en-suite shower room

Four additional bedrooms with three benefitting from built in wardrobes

Modern re-fitted main bathroom comprising four piece white suite & attractive wall tiling

Southerly facing landscaped garden laid to lawn, resin patio, raised sleepers with display shrubbery/flowers

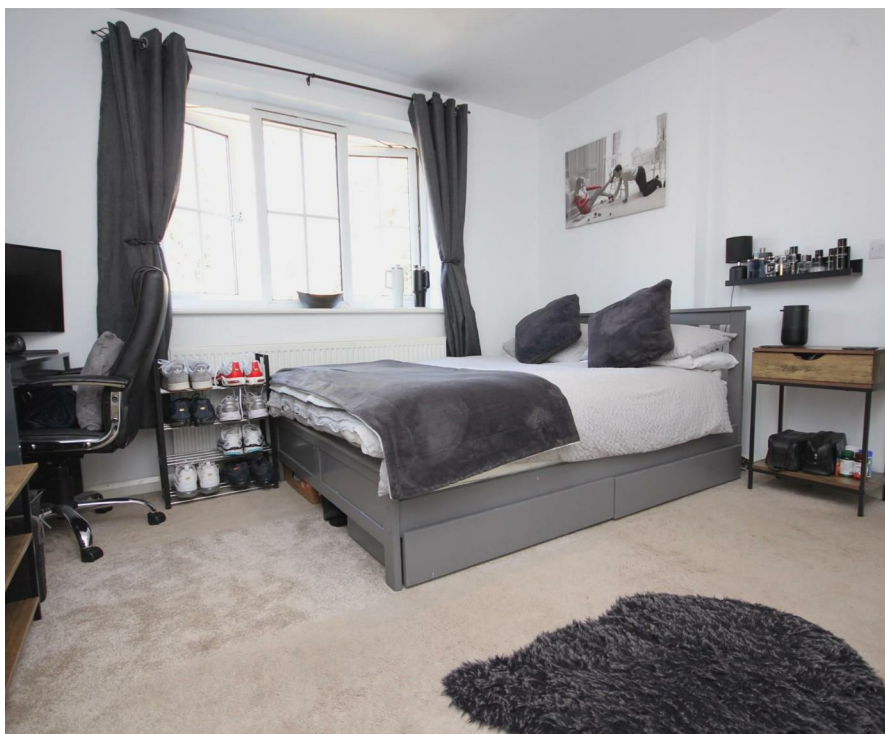
Detached double garage with power, lighting & electric remote controlled door

Outside bar to remain with power & lighting

The rear of the property is accessed via solid oak electric remote controlled gates

Driveway parking for multiple vehicles

Tiered landscaped frontage laid to shrubbery and flowers







The property is of traditional brick built and is connected to mains water/drainage, mains electric & mains gas

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by EE

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

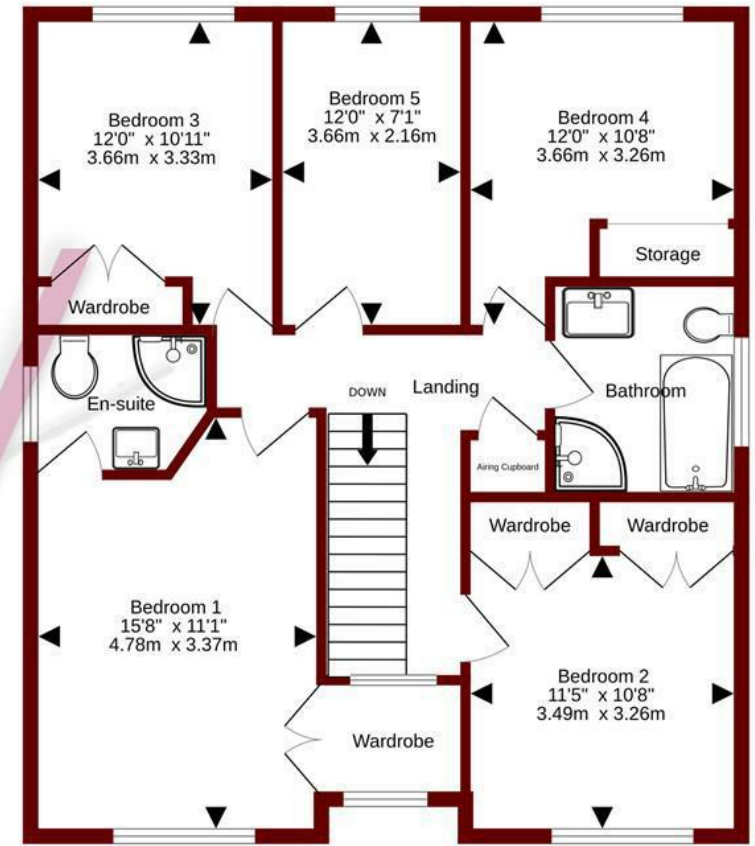
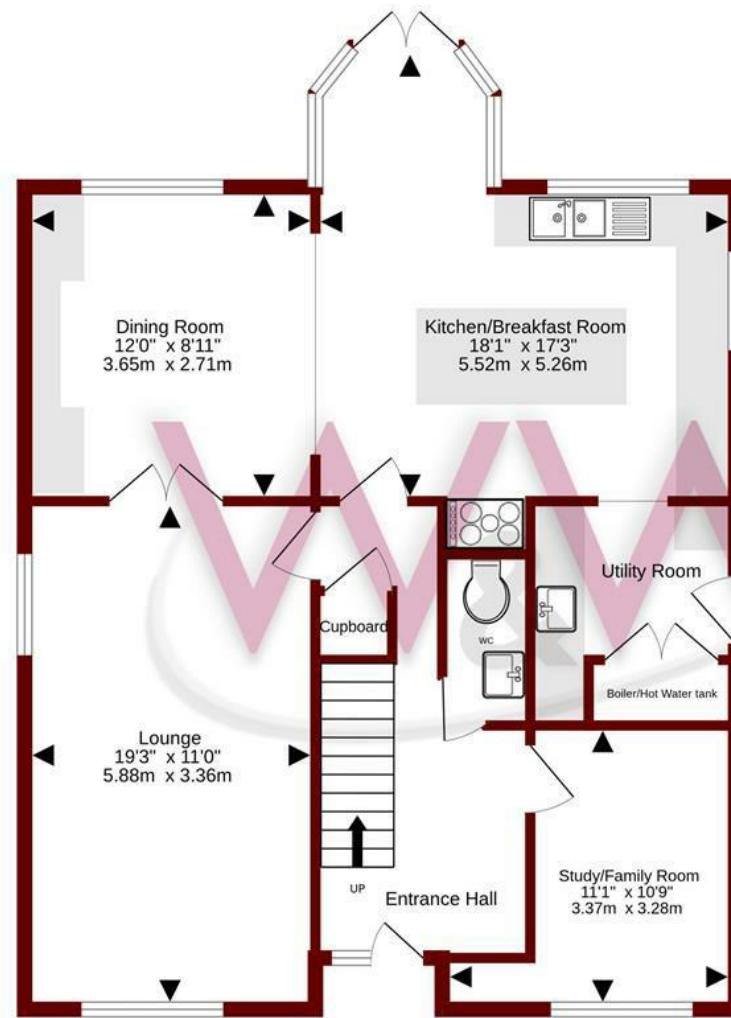
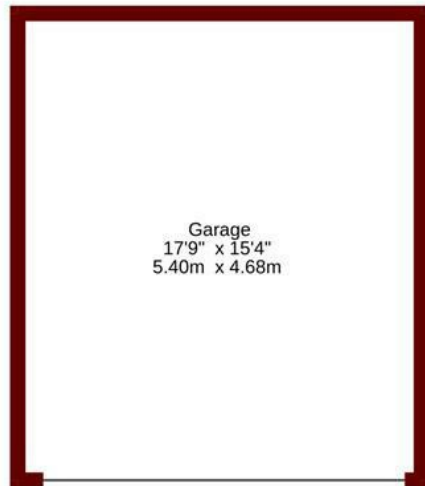
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor  
870 sq.ft. (80.8 sq.m.) approx.

1st floor  
837 sq.ft. (77.8 sq.m.) approx.

Garage  
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1979 sq.ft. (183.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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