



25 Gray Close, Warsash, SO31 9TB

Guide Price £550,000



Gray Close |
Warsash | SO31 9TB
Guide Price £550,000

W&W are delighted to offer for sale this well presented & extended four bedroom detached family home situated in a sought after cul de sac. Internally, the property boasts four bedrooms, living room, kitchen, dining room, family room, downstairs cloakroom, main bathroom & to be fitted shower room to the first floor. The property also benefits from a rear landscape garden, garage & driveway parking for vehicles.

Gray Close is a quiet cul de sac situated in the sought after village of Warsash. The local shops & restaurants are within a short walk as well as the picturesque walks along the River Hamble. Locks Heath Junior & Infant Schools are less than a mile away. Excellent transport links are also easily accessible.





Well presented & extended four bedroom detached family home

Welcoming entrance hall enjoying attractive oak-effect flooring flowing throughout the ground floor

18'ft Living room with bow bay window to the front, centrepiece fireplace with inset gas fire & built in understairs storage cupboard

Kitchen boasting integrated oven, hob, dishwasher, fridge & freezer

Dining room with window to the side

Downstairs cloakroom

Family room with it's own kitchenette & double doors opening out onto the rear garden

Triple aspect bedroom enjoying built in wardrobes & stairs down to the family room

Three additional bedrooms all benefitting from built in wardrobes

Main bathroom comprising three piece suite

To be fitted by the current sellers a modern shower room to the first floor

Landscaped garden laid to lawn, paved patio area with display shrubbery/flowers

Utility room to the rear of the garage with additional storage space & plumbing for appliances

24'3ft Garage with power & lighting

Driveway parking for vehicles

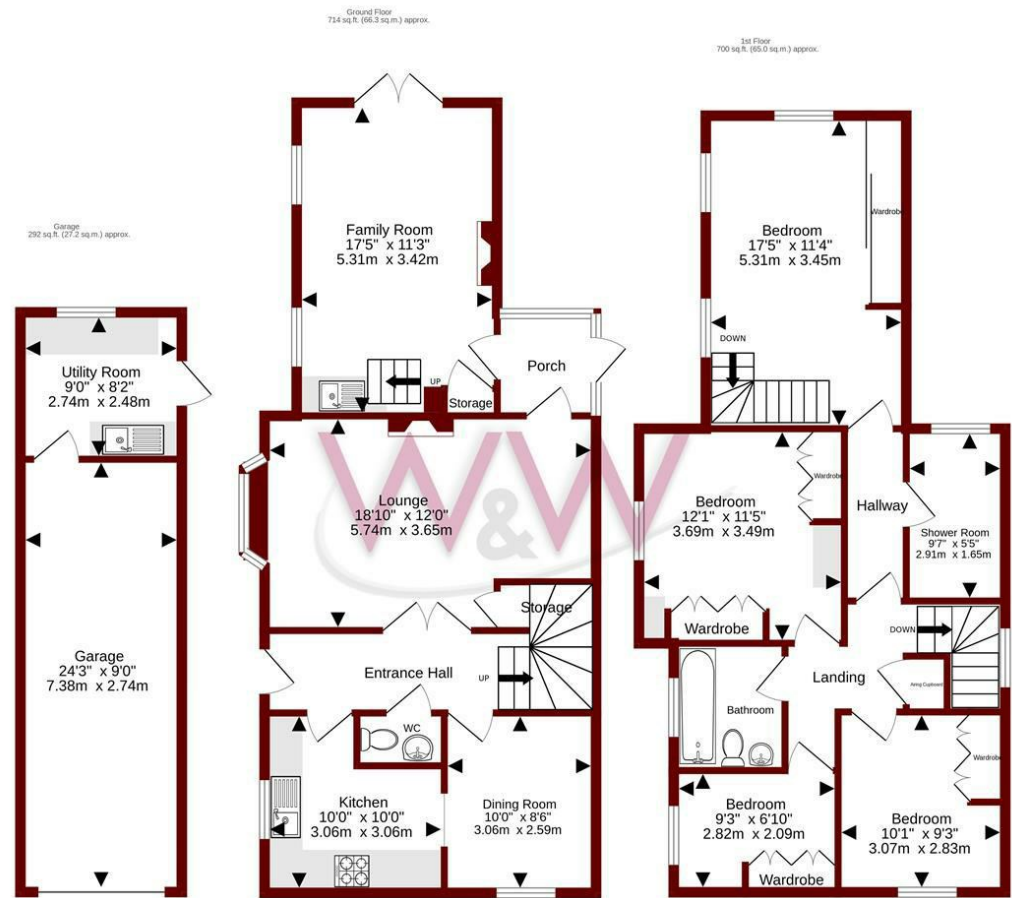
The property offers great potential for a self contained one bedroom annexe

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with a '2025' replacement glow worm combination boiler

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

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/>



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.
Made with Metropix ©2025

| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 79 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 45 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

England & Wales

EU Directive 2002/91/EC

Potential EPC Rating - C

www.walkerwaterer.co.uk