



Fleet End Road | Warsash | SO31 9HJ

Asking Price £750,000



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W&W are delighted to offer for sale for the first time to the market since built in the early 1970's this extremely well presented and extended five bedroom detached family home in a sought after location, opposite Warsash Common offering a very Countryside Feel.

Internally, the property boasts five bedrooms, 22'ft lounge, dining room, family room, modern kitchen, utility room, downstairs cloakroom, modern re-fitted shower room & en-suite bathroom to the main bedroom. Outside, the property enjoys a landscaped front garden, rear garden, double garage and driveway parking for multiple vehicles approached via a wooden gate.

Fleet End Road is in a popular non-estate location with local school, shop & pub within a 5 minute walk. Further amenities of Warsash are also a short distance away including the waterside eateries overlooking the River Hamble which also provides some picturesque walks.







First time to the market since built, circa 1970

Sat on an enviable plot providing landscaped frontage & rear in a sought after Warsash location overlooking Warsash Common to the front

Extremely well presented & extended five bedroom detached family home

Welcoming entrance hall enjoying built in understairs storage cupboard

22'ft Lounge with window to the front, centrepiece stone surround fireplace with inset gas fire & patio doors opening into the conservatory



Modern '2021' re-fitted dual aspect kitchen boasting quartz effect worktops & attractive cabinets

Integrated appliances include 'Neff' induction hob, hide & slide oven & combination oven/microwave

Utility room with matching worktops & cabinets providing additional storage space, integrated dishwasher & space/plumbing for washing machine

Dining room with bay window to the front

Family room with window overlooking the rear garden

Conservatory with venetian blinds & double doors opening out onto the rear garden

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: F



Downstairs cloakroom comprising two piece suite

Replacement '2024' carpets to the lounge, family room, stairs & landing

Main bedroom benefitting from an en-suite bathroom

Guest bedroom benefitting from built in bedroom furniture & wardrobes

Three additional bedrooms with one benefitting from built in wardrobe

Modern '2024' re-fitted shower room comprising three piece white suite and attractive wall/floor tiling

Rear garden laid to circular lawn area, paved patio with display flower/shrubbery and pergola with vine above

Double garage with power, lighting, hot & cot water and electric remote controlled roller doors

Westerly facing beautifully landscaped front garden laid to lawn, display flower/shrubbery beds & feature pond

Six foot timber gates leading to the driveway providing parking for multiple vehicles



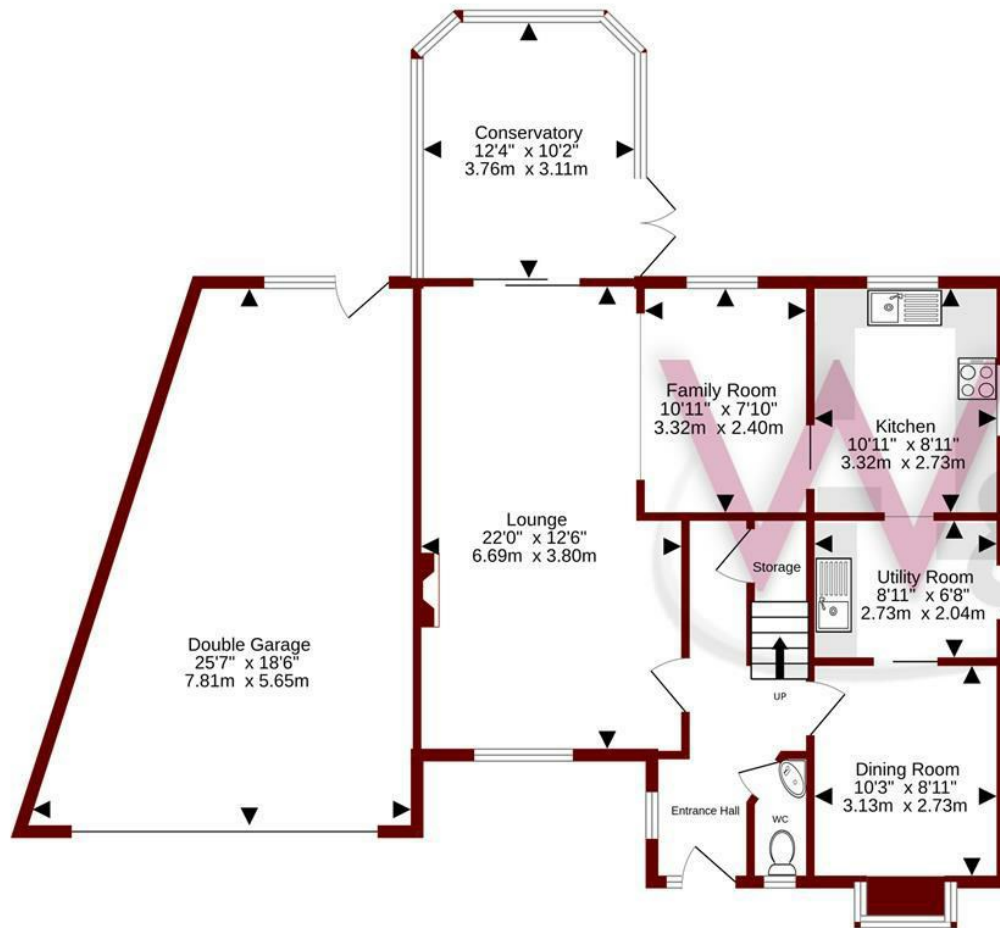
The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with replacement 2018 Vaillant boiler

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

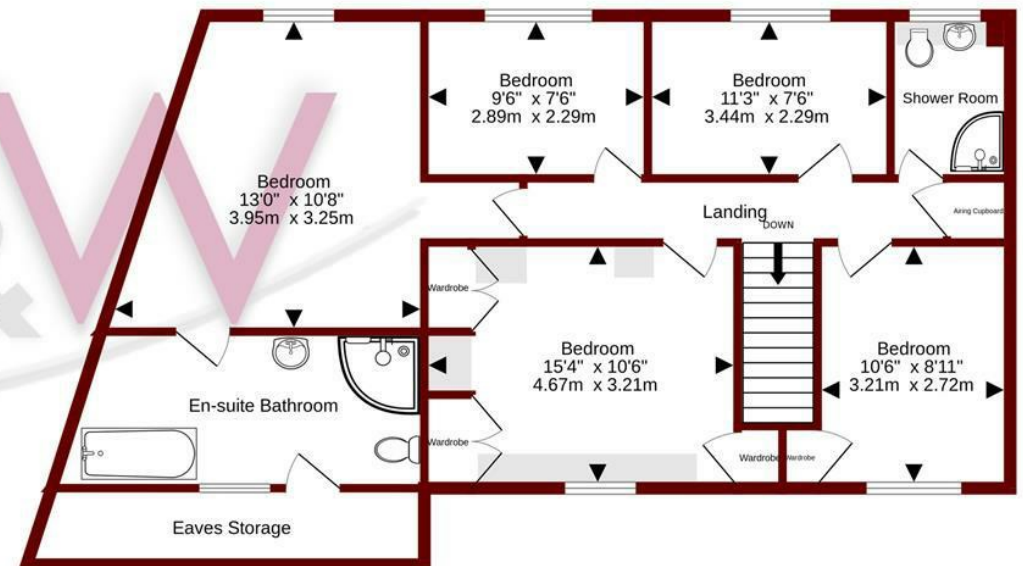
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
1183 sq.ft. (109.9 sq.m.) approx.

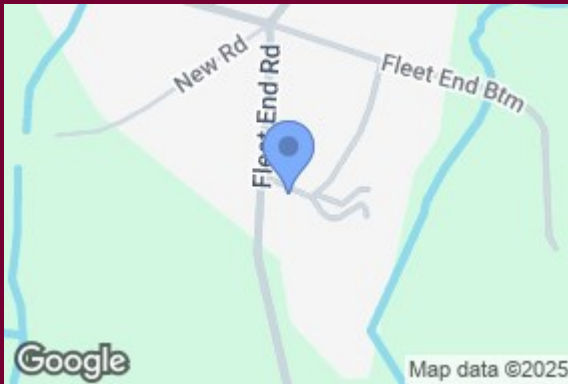


1st Floor
963 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 2145 sq.ft. (199.3 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		
(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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