



2 Highfields Warsash Road, Warsash, SO31 9JE

Asking Price £625,000



Warsash Road |
Warsash | SO31 9JE
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****Secured by an existing database client before public listing.****

W&W are delighted to offer for the second time since built this extremely well presented four double bedroom detached family home situated in a quiet cul de sac. Internally, the property boasts over 1800 sq.ft providing four bedrooms, three reception rooms, modern kitchen, conservatory, utility room, downstairs cloakroom, impressively sized main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a landscaped rear garden, integral double garage & driveway parking for multiple vehicles.

Highfields is a quiet cul de sac in the sought after village of Warsash. The stunning and picturesque village of 'Warsash' 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.





Extremely well presented four bedroom detached family home for the second time since built

Situated in a sought after quiet cul de sac location

Living room enjoying centrepiece stone surround fireplace with inset log burner & double doors opening into the conservatory

Modern kitchen with attractive wood effect cabinets & granite worktops

Integrated appliances include double oven, microwave, hob, fridge//freezer & space for dishwasher

Utility room providing additional storage space, plumbing for appliances & water softener to remain

Dining room with open access into the lounge

Conservatory with radiator providing all year round use, glass roof & double doors opening out onto the rear garden

Study with bay window to the front

Downstairs cloakroom

Main bedroom benefitting from twin built in mirrored sliding wardrobe, feature air conditioning unit & en-suite

Modern en-suite shower room comprising three piece white suite, feature low profile shower cubicle tray & attractive wall aqua panelling

Three additional double bedrooms

Impressively sized main bathroom comprising four piece white suite & built in airing cupboard

Landscaped rear garden enjoying paved patio, area laid to lawn with display flowers/shrubbery & shed to remain

Integral double garage with power & lighting

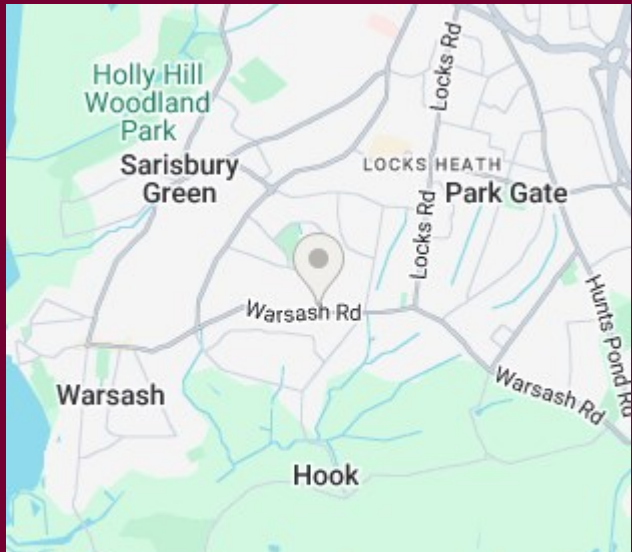
Driveway parking for multiple vehicles to the front

Triple glazed windows throughout

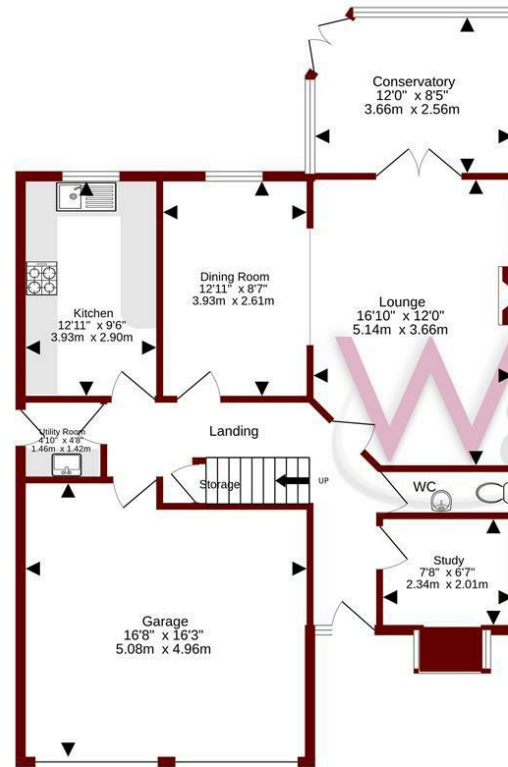
AGENTS NOTE - The property benefits from a 4Kw solar panel system on the roof which has been in place since 2011 and attracts a tax-free-feed-in-tariff until 2036. The sellers inform us that in the past five years the system has averaged an income of £2060 per annum. Future tariffs following the sale will be transferable to the new owner

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with an immersion switch on the hot water cylinder. The seller also informs us that whenever the solar panels are producing in excess of 2kW, the immersion switch is automatically triggered, thereby negating the need of using gas to heat the hot water through summer / sunny periods.

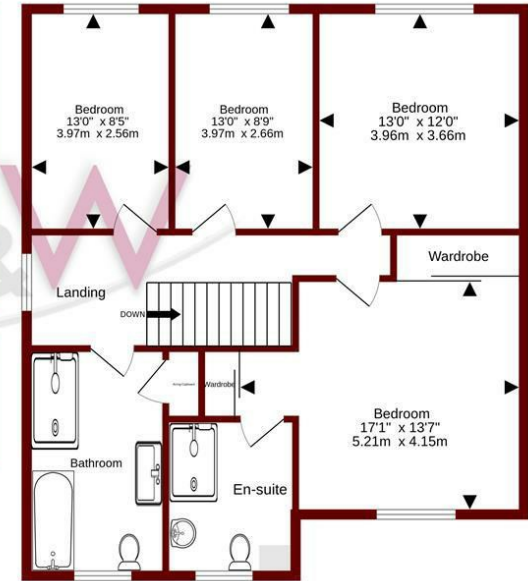
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by EE. Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>. The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
985 sq.ft. (91.5 sq.m.) approx.



1st Floor
892 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 1877 sq.ft. (174.4 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	

Council Tax Band - F - £3126.58 Per Annum

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - C

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