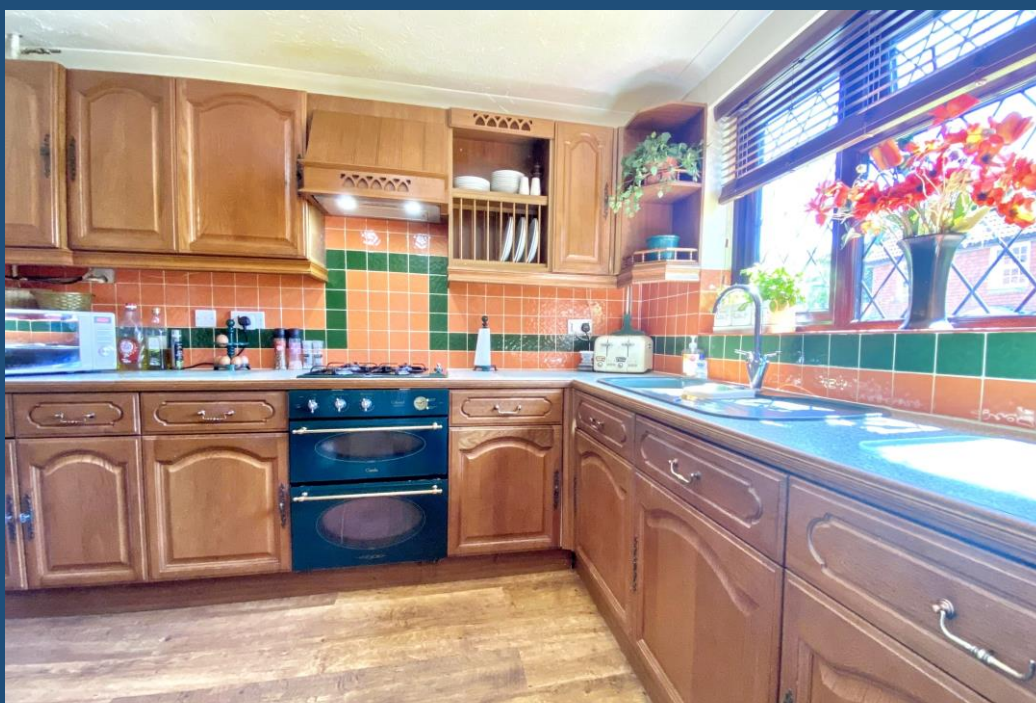












**£599,995**  
Freehold

**25 Gray Close, Warsash**  
Southampton, Hampshire SO31 9TB





Quick View

|  |                           |   |                      |
|--|---------------------------|---|----------------------|
|  | 4 Bedrooms (inc Annex)    |  | Garage               |
|  | 3 Living Room (inc Annex) |  | 2 Bathrooms + Cloaks |
|  | Detached House            |  | EPC Rating E         |
|  | Driveway Parking          |  | Council Tax Band E   |

Reasons to View

- Perfect for multi-generational living – there are two homes on offer here.
- Situated at the end of a quiet cul-de-sac, it’s a perfect spot to bring up your children, and enjoy retirement with no passing traffic to bother you.
- The annex, with its open plan living room, has double doors to the pretty garden – such a lovely outlook.
- In the main house, the three bedrooms all have built in cupboards, so there’s loads of storage and space to update your wardrobe as the seasons change.
- The school run will be a breeze in the mornings – it’s less than a 20-minute walk to Brookfield seniors, and only 10 min’s to Locks Heath Juniors.
- If you want to leave the car at home, and fancy eating out, Locks Heath Centre is just over half a mile walk away to enjoy a choice of eateries or pick up a basket of shopping in Waitrose.

Description

Set in a quiet residential spot, this home with an independent annex has been in the same family since 1996. The main house has three bedrooms, and the double story annex provides generous accommodation with a large bedroom and bathroom upstairs. Whilst this property has original fittings in places, and you may wish to carry out some improvements, it is very well presented, with a very pretty garden.

Upon entering, you will notice the tidy oak-effect flooring that runs throughout the downstairs, providing practicality and a neat, sleek look. The hallway provides access to the downstairs WC, and doors to all the rooms. The kitchen is to the front, overlooking the close, and is fitted with a comprehensive range of dark oak units with complimentary work tops and tiled splash backs. Integrated units hide a dishwasher, fridge and freezer, the electric oven has a gas hob over. An archway opens to the dining room – perfect for entertaining or keeping an eye on the children doing their homework, whilst cooking up a storm. Double doors open up to the sitting room which has a large under stairs cupboard, a deep ledge bay window and an attractive Adam-style gas fire for those cooler evenings when you want to cosy up. From the sitting room there is a door to the porch that gives independent access to the annex.

Upstairs has access to the roof, which is insulated, boarded, and has a ladder. The three bedrooms, all with fitted storage share the family bathroom. There is access from the landing to the annex for ease.

The Annex has an open-plan living room with open tread staircase up to the first floor. A kitchenette with fitted cupboards, sink, fridge and a handy breakfast bar is tucked away under the stairs. This dual aspect room has double doors that open to the garden, providing a pretty outlook. Upstairs, the dual-aspect bedroom has mirror fronted wardrobes, and loft access too. An inner hallway leads to the shower room which is in the process of being re-fitted.

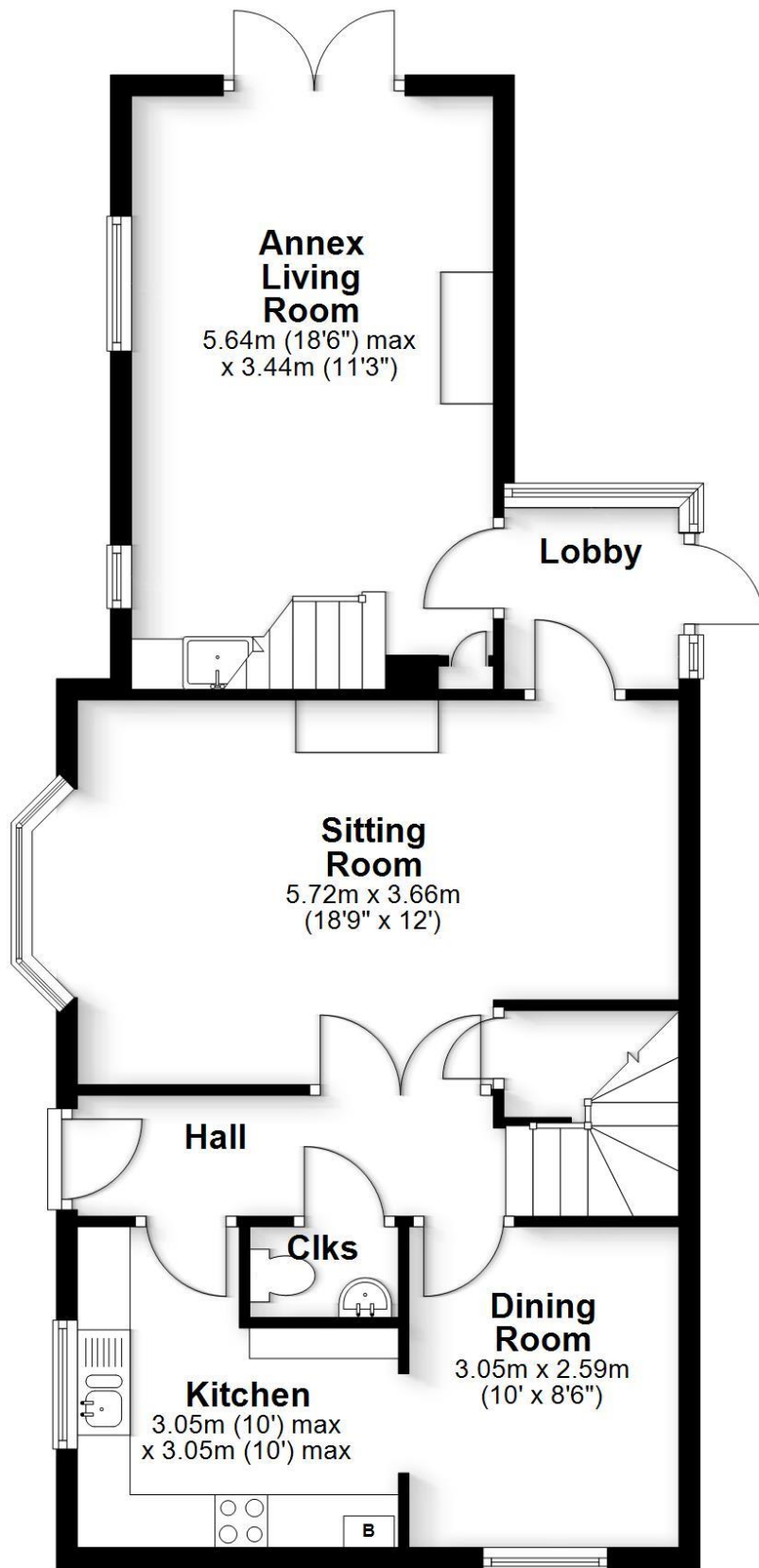
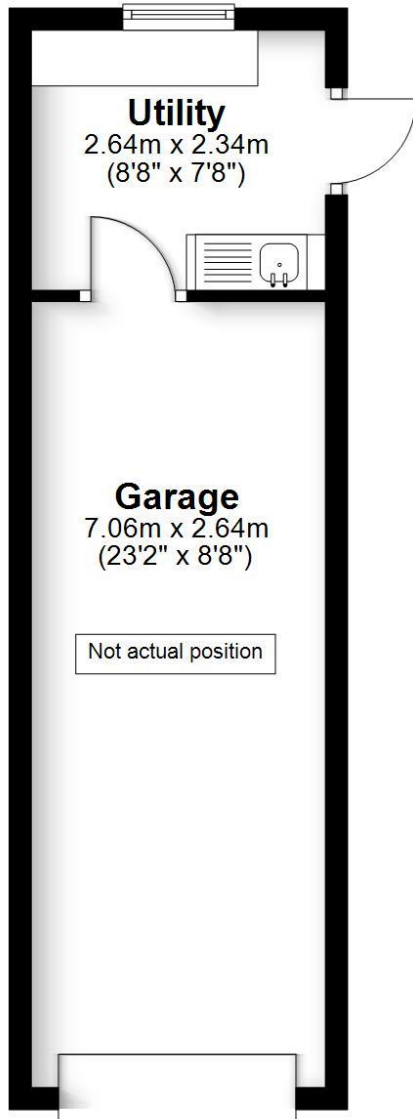
Outside, the tandem garage has an electric door and a separate utility room with plumbing for washing machine to the rear. The driveway offers tandem parking in front. A side gate provides access to annex and the rear garden which has a westerly aspect to enjoy the evening sun and alfresco dining.

Directions

<https://what3words.com/dish.bowls.ordeals>

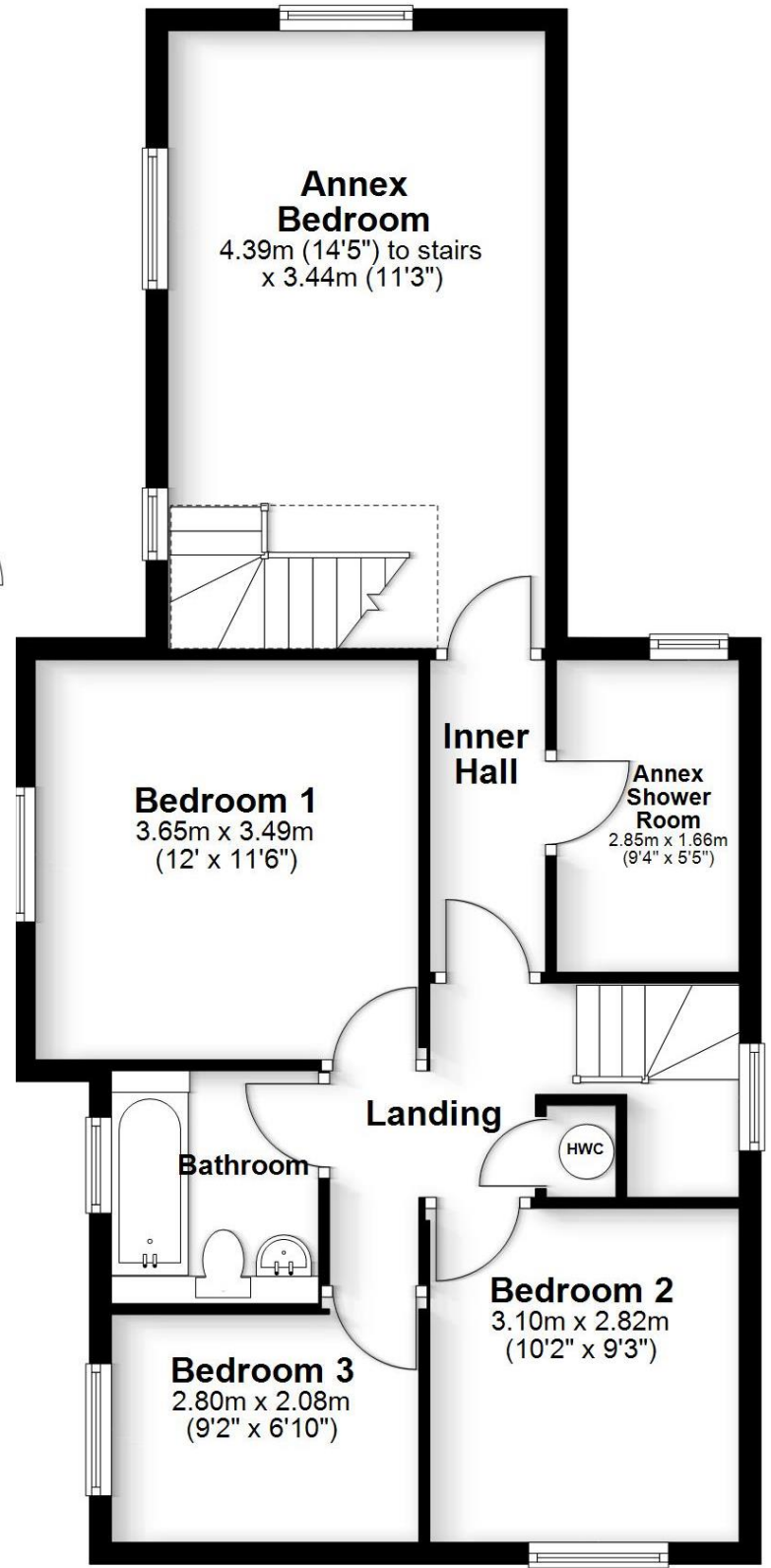
## Ground Floor

Approx. 94.5 sq. metres (1017.3 sq. feet)



## First Floor

Approx. 68.4 sq. metres (736.7 sq. feet)



Total area: approx. 163.0 sq. metres (1754.0 sq. feet)

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to [www.robinsonreade.co.uk/referral-fees](http://www.robinsonreade.co.uk/referral-fees). Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152





Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH  
 Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
 Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast