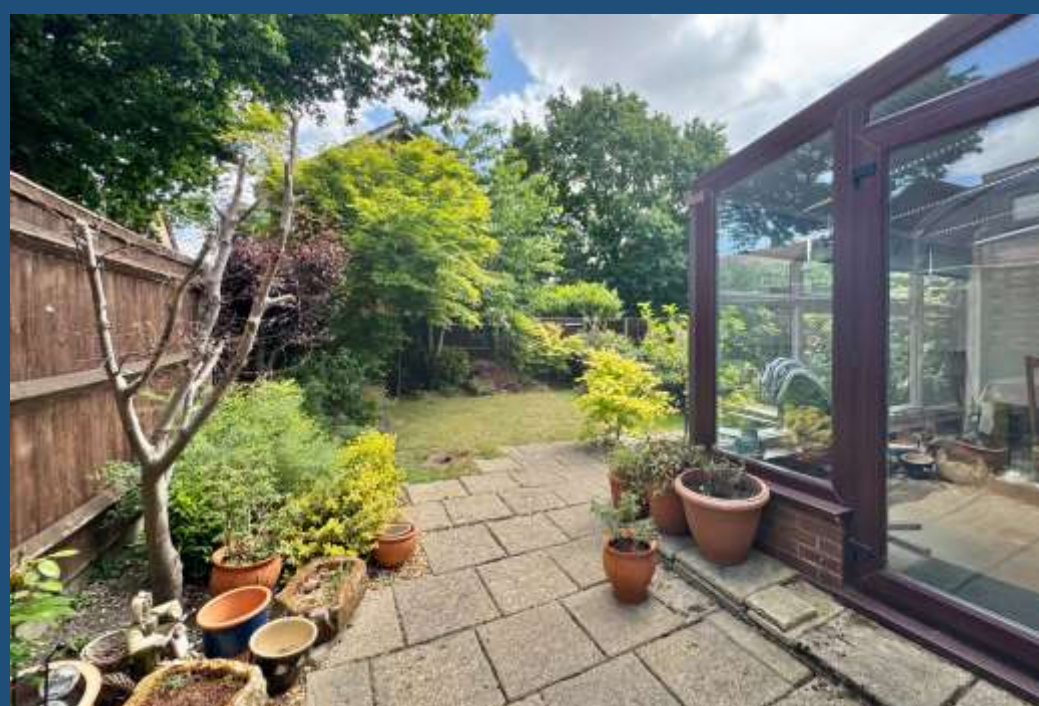




**£375,000**  
Freehold

**11 Argosy Close, Warsash**  
Southampton, Hampshire SO31 9BN





Quick View

|  |                     |   |                     |
|--|---------------------|---|---------------------|
|  | 3 Bedrooms          |  | Garage              |
|  | 2 Living Rooms      |  | 1 Bathroom + Cloaks |
|  | Link Detached House |  | EPC Rating D        |
|  | Driveway Parking    |  | Council Tax Band D  |

Reasons to View

- This home enjoys a peaceful cul-de-sac position on the popular Boat Estate, with Warsash Common close by for woodland walks, and cycle routes down to Chilling for beach days.
- A bright, double-glazed conservatory provides valuable extra living space or a dedicated dining area, accessed directly from the kitchen.
- The rear garden is enclosed, private and beautifully planted with mature shrubs and ornamental trees — a true haven to relax in.
- A ground floor cloakroom is a real practical bonus, especially for visitors, without anyone needing to head upstairs.
- The attached garage and driveway parking with EV charge point make life easy, while the front lawn adds to the kerb appeal.
- Everyday essentials are close at hand — Warsash village is around a 20-minute walk, with pubs, shops and riverside paths, and The Jolly Farmer pub even closer.

Description

Step into the hallway where you’ll find a handy cloakroom before moving into the main sitting room, with the focal point of a feature fireplace.

The kitchen/breakfast room has wooden worktops with feature tiling, a breakfast bar and a built-in oven and hob. There’s plenty of space here for informal meals, and from the kitchen a door leads into the conservatory. This bright, versatile room overlooks the garden and makes a great dining room, second sitting area, or even a playroom.

Upstairs, there are two double bedrooms and a single, all served by the family bathroom fitted with a modern white suite.

To the front, the driveway provides parking and leads to the attached garage, complete with EV charge point. There’s also a neat front lawn.

The rear garden is a delight, private and enclosed with mature shrubs and ornamental trees creating a leafy, tranquil backdrop.

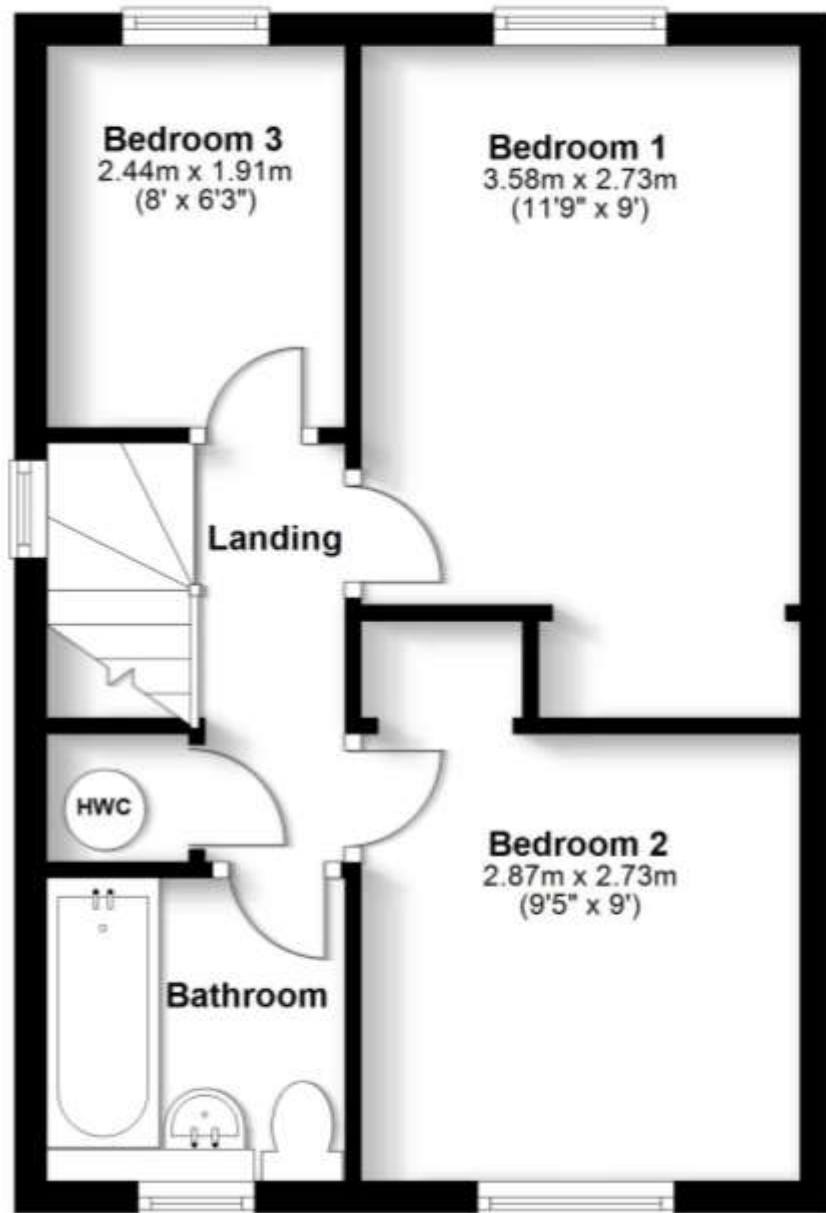
Argosy Close sits within the sought-after Boat Estate in Warsash, a coastal village renowned for its sailing, pubs and café culture. The property is close to Warsash Common for woodland walks, and you can cycle down to Chilling beach for free days out. The village centre with shops, pubs and the River Hamble is about a 20-minute walk, while The Jolly Farmer pub is just around the corner. Commuting is easy too with good road links via the A27 and M27.

Directions

<https://what3words.com/jets.halt.according>

## First Floor

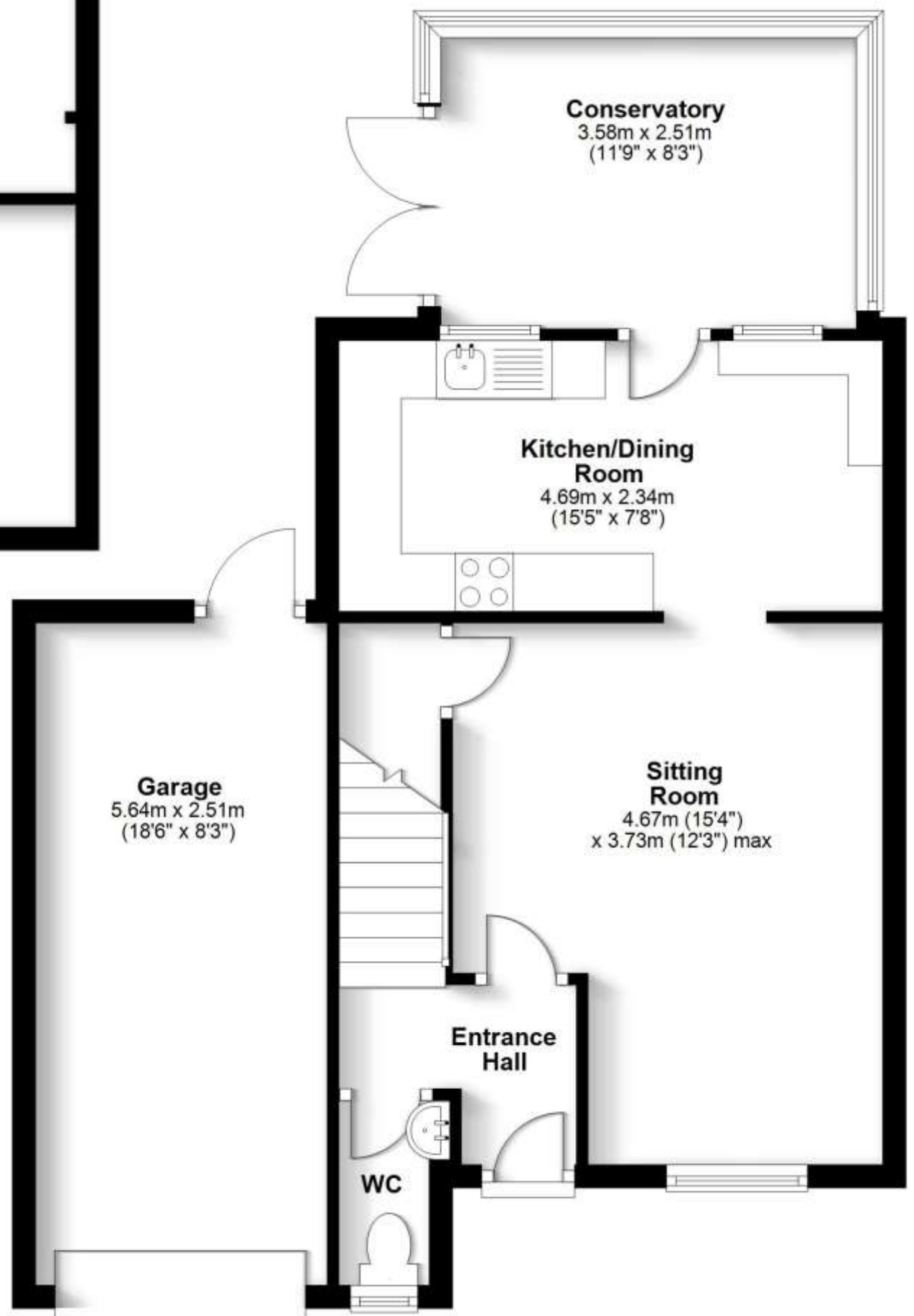
Approx. 33.9 sq. metres (364.7 sq. feet)



## Ground Floor

Main area: approx. 43.5 sq. metres (468.6 sq. feet)

Plus garages, approx. 14.2 sq. metres (152.6 sq. feet)



Main area: Approx. 77.4 sq. metres (833.3 sq. feet)

Plus garages, approx. 14.2 sq. metres (152.6 sq. feet)

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