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Fern Cottage, Brook Avenue, Warsash SO31 9HN

# A charming character residence situated in beautiful established grounds in a sought after Avenue

## Accommodation & Features

- Character Features Throughout
- Large Sitting Room
- Formal Dining Room
- Spacious Country Kitchen
- Breakfast Room with French Doors to Patio
- Utility Room
- Boot Room & Cloakroom
- Beautiful Master Bedroom Suite with En Suite bathroom
- Luxury French Style For Piece Bathroom Suite
- Three Well Proportioned Bedrooms
- Secluded Avenue Position
- Ample Driveway Parking & Garage
- Lawned Frontage
- Established Gardens
- Sought after Position



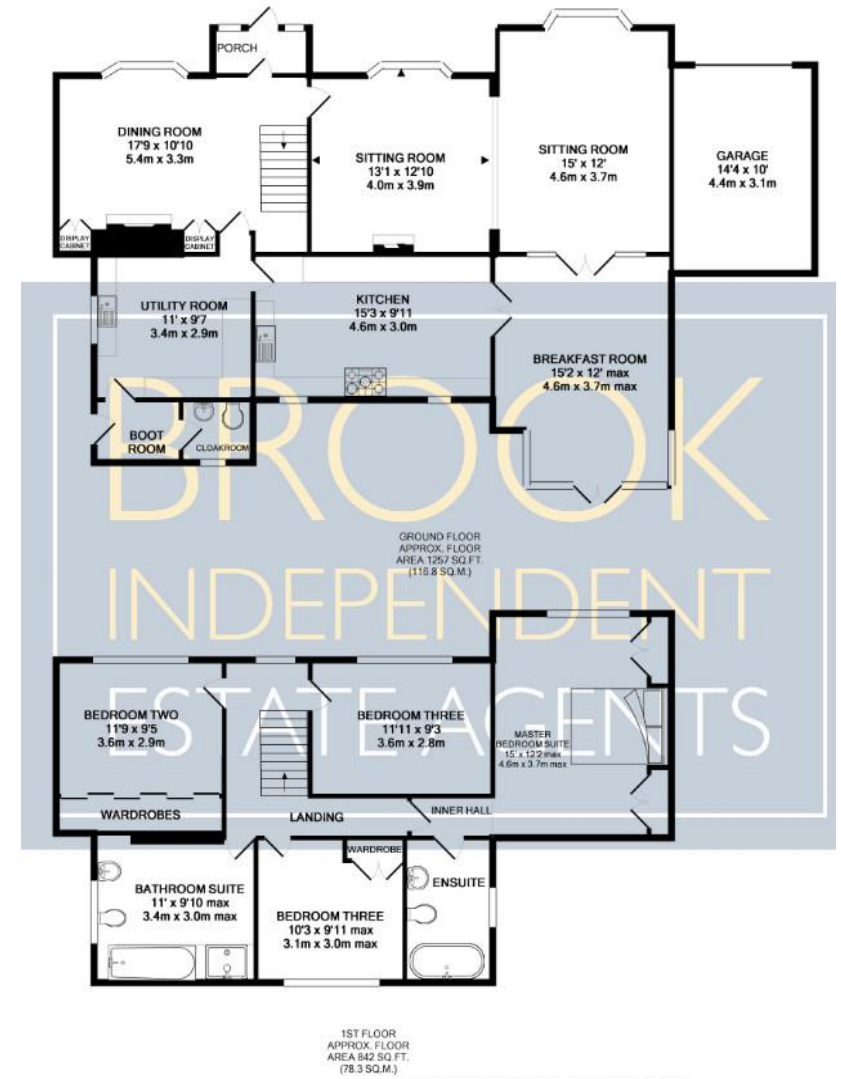


Brook Independent Estate Agents are delighted to present to the market this exquisite four bedroom detached cottage situated in one of the area's most sought after and revered Avenues. Warsash is a popular spot due to the proximity of local schools of repute, commuter access to main towns and cities plus the commerce centres of Whiteley, Segensworth and Kitescroft the extensive leisure complex at Holly Hill and further shopping at the Locks Heath centre with its everyday shopping and Waitrose supermarket. The added attraction to this spot has to be the lovely local setting, the semi rural feel, footpaths dotted along the lane lead to an abundance of woodland walks and down to the River Hamble. Warsash has a strong sailing reputation and the beautiful vista across the river that draws people to this coastal haven. Warsash offers some of the finest sailing on the South Coast, it's a place where maritime, sailing and wildlife enthusiasts congregate amongst the thriving cottage industries that support the community plus walk the abundance of trails and footpaths which follow the picturesque, ever-changing scenery along the riverbanks of the Hamble. All these attributes make this a destination address for those looking for activity and amenities on ones doorstep.

Fern Cottage is rare addition to the market, this delightful residence has remained in the same family for fifty five years and benefits from a warm welcoming feel further enhanced by all the charm and character features one would associate with a property of this era. The ground floor has ornamental beams and smart sash windows, the dining room has ornate display cabinets and log burner, the sitting room is a versatile room comfortably holding substantial pieces of fine furniture arranged around the working fireplace. The kitchen has quality terracotta herringbone tiling and a designated space for a range, there are two windows overlooking the gardens and doors through to the breakfast room. This is a lovely bright room with French doors to the patio, its ideal for busy breakfast times, evening suppers and just a space to relax in and watch over the progress in the gardens. On the first floor there are four well proportioned bedrooms, the master is tucked away, accessed via an inner hallway. It has a good arrangement of wardrobe storage and bedroom furniture plus there is an en suite bathroom. The main bathroom is a luxury size with a French twist, there is a lovely bathing area and separate shower plus ample storage and space. To complement the gardens are an impressive display of ornate shrubbery, perennials and miniature fruit trees offering interest and a welcome habitat for visiting wildlife and bursts of vibrant colour throughout the seasons.

In summary a charming character residence set in beautiful established grounds, well maintained and presented throughout with a beautiful interior - a clever mix of country and coastal touches. An early inspection is highly advised and viewings are strictly by appointment.





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