



BROOK
INDEPENDENT
ESTATE AGENTS

The Old Bakery, 241 Warsash Road, Locks Heath, SO31

An idyllic lifestyle homestead set in substantial picturesque grounds approaching a quarter of an acre with private parking and an impressive oak framed garage & carport

£699,950

ACCOMMODATION & FEATURES

- Originally a working bakery for the village this is an impressive homestead offering flexible accommodation well set in mature grounds, it has the peaceful feel of a country home yet a stones throw from all the essentials
- The current owners have invested in a quality oak framed carport and garaging situated to the rear of a substantial turning area and further parking nicely gated for privacy and security
- The interior has been so well cared for, the décor is fresh and light, meticulous attention has been taken to preserving the natural solid materials throughout this home it feels a home of character, quality and substance
- The interior provides flexible accommodation for a growing family through to when its time to welcome them back!
- The doors are all solid wood, theres an all important log burner in the sitting room plus utility room, sizeable cloakroom and separate pantry plus brilliant storage spaces throughout
- The gardens are stunning and a sanctuary to enjoy and recharge in, they are secure, leafy and established with a beautiful Italian style courtyard to enjoy alfresco dining and from where to observe the magnificent flora and fauna





Brook independent are delighted to present to the market this beautifully situated four bedroom detached residence set in approximately a quarter of an acre of impressive manicured grounds. This particular area is a highly regarded due to the walkable accessibility to schools of repute, access to commuter routes, plus the commerce centres of Whiteley, Kitescroft and Segensworth. A huge advantage of this perfectly placed home is the level and walkable distance to the local express supermarket and it's a short drive to the Locks Heath Centre. The Centre is a thriving mix of independent shops and high street essentials alongside community facilities, a popular coffee house and Waitrose supermarket. It is perfectly placed to enjoy leafy wooded walks and trails through the local nature reserves which wind through established coastal farmland to magnificent river and coastal paths stretching along the Solent and River Hamble. What better way to spend a weekend than out in the elements and back via the local pub before heading home to entertain! All of these attributes make this destination address for those looking for amenities and activity on the doorstep without the need to hop in to a car for basic necessities, it offers a fabulous lifestyle and warm homely welcome for a growing family to put down deep roots.

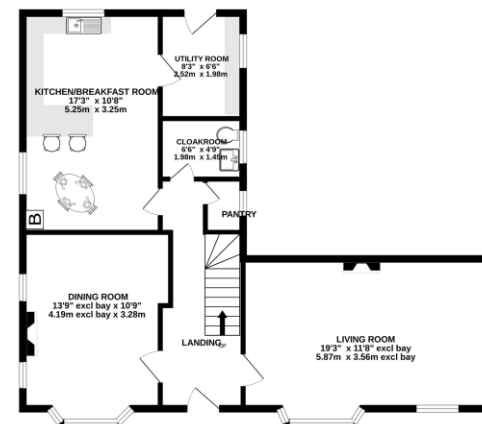
Some landmark homes we observe on our local travels and wonder about, this beautiful home is certainly one of those established gems. Its current owners have enjoyed over forty years here. Everything one requires for family life is here, a wonderful lifestyle and practicality for everyday living. There are rooms to gather and spaces to retreat to. A separate pantry and utility room make you wonder how you ever lived without one! There is a formal dining room offering flexible possibilities plus a spacious living room tucked at the front of the property with a log burner to enjoy after a good winter walk. The kitchen breakfast room is the hub of the home perfect for social suppers, busy breakfasts and impromptu coffee breaks. On the first floor there are three very well proportioned double bedrooms and a cot room/home office. The landing space and cot room may for some offer further opportunity to convert and create a space tailored to suit. Its the splendor of the gardens that complement this fine looking house so well, thoughtful planting provides interest and bursts of vibrant colour throughout the seasons and a welcome habitat for wildlife plus there are two glasshouses to indulge and cultivate home produce, an Italian style courtyard for entertaining al fresco. It's such a peaceful setting to relax in and totally enclosed for children and grandchildren to explore.

In summary this is an exceptionally well maintained and cared for substantial residence set in manicured grounds with an impressive oak framed carport and garage offering an enviable lifestyle and surroundings yet a stroll from amenities and essentials. Viewings are strictly by appointment.

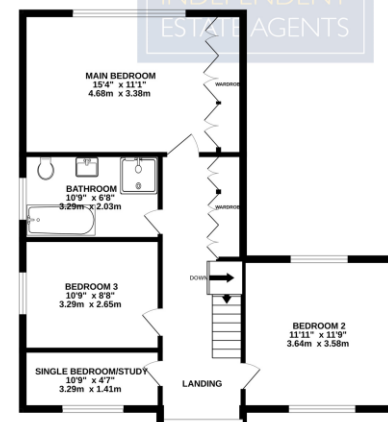




GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 1455 sq.ft. (135.2 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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33 Middle Road, Park Gate, Southampton SO31 7GH
Tel: 01489 885500 admin@brookindependent.co.uk
www.brookindependent.co.uk

rightmove ZOOPLA PrimeLocation.com