



BROOK
INDEPENDENT
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290 Warsash Road, Locks Heath, PO14 4LX

A brand new executive five bedroom four reception detached recently refurbished and extended residence extending to 3766sft/349.9sqm providing luxury high standard accommodation set in a fine secluded sunny plot with good parking double garage situated a short distance from schools of repute

£995,000

- A five bedroom detached residence with a contemporary high specification interior and impressive modern façade
- Impressive entrance hall
- 25ft Kitchen family room with Aluminum slider door providing a seamless link to outside terrace
- Formal dining room
- Games / cinema room
- Home office / study
- Separate fully equipped utility room
- Sitting room with warm neutral carpeting
- Luxurious principal bedroom suite with Juliet balcony, dressing room & shower room
- Two further well proportioned bedrooms with shower rooms & dressing rooms
- Two further double bedrooms
- Substantial garaging with electric roller door
- In out driveway
- Secluded sunny aspect gardens





**Generous Plot Set In Established Road * Underfloor Heating
* Quality Fixtures & Fittings From The Finest Brands
Throughout * High Grade Craftsmanship * Traditional Build
With A Contemporary Façade * Internal Layout Assuring
Each Room Is A Light Filled Serene Space ***

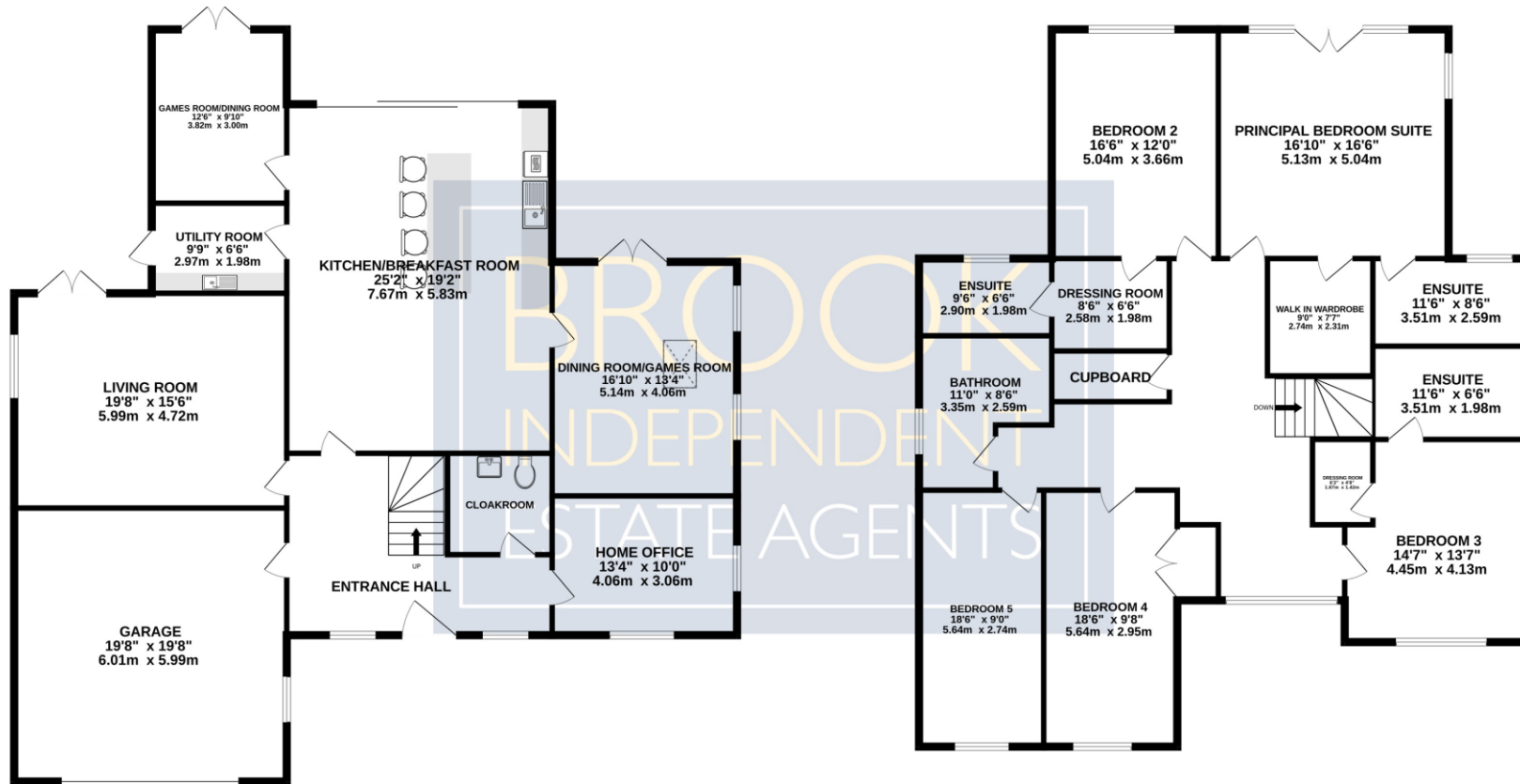
Welcome to this exceptional five-bedroom, four-reception room modern residence, a truly impressive home designed with luxury and family living in mind. From the moment you step into the spacious and elegant entrance hall, you're greeted by a sense of style and sophistication that continues throughout. With generous square footage, this home offers executive-level comfort, perfect for those seeking both space and high-end living. Three of the five double bedrooms benefit from en suite facilities and private dressing rooms, delivering both convenience and privacy. The interiors are finished to a superb contemporary standard, with sleek, high-spec features throughout. Ideally located close to local shops and within the catchment area of excellent schools, this is a rare opportunity to own a beautifully designed modern home in a highly sought-after area.

**Close to schools* Convenient for motorway access Junction 9
M27* Beautiful weekend walks in the immediate area**



GROUND FLOOR
1967 sq.ft. (182.7 sq.m.) approx.

1ST FLOOR
1799 sq.ft. (167.1 sq.m.) approx.



TOTAL FLOOR AREA : 3766 sq.ft. (349.9 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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