



2 Mariners Way, Warsash, SO31 9FN

Asking Price £1,200,000

 5
  3
  5
 



- A UNIQUE DETACHED FAMILY HOME WHICH HAS BEEN CONSIDERABLY ENHANCED AND BEAUTIFULLY MAINTAINED BY THE CURRENT OWNERS
- DIRECT WATER VIEWS FROM THE SITTING ROOM AND BALCONY
- FOUR/ FIVE BEDROOMS
- SELF CONTAINED ANNEXE
- FITTED SOLAR SYSTEM
- OFFERING BRIGHT, SPACIOUS AND CONTEMPORARY ACCOMMODATION ARRANGED OVER THREE FLOORS
- OPEN PLAN KITCHEN/ DINING FAMILY ROOM
- CINEMA ROOM, STUDY AREA, LIBRARY AND GYM
- SUNNY, SECLUDED REAR GARDEN WITH OUTSIDE OFFICE
- NO FORWARD CHAIN



Rarely does an opportunity arise to acquire such an exceptional residence within Mariners Way, one of the premier roads within the heart of Warsash. Extending to 2900 square feet of impressive internal accommodation and set on a plot of substantial size which is situated just a stone's throw from the River Hamble.

The entrance hall leads your eye directly into the magnificent open plan bespoke kitchen and family area with an array of integrated appliances and units providing ample storage solutions. The impressive floor to ceiling bi-folding doors perfectly frame the view of the garden, bringing the outside in and opening out onto a large patio seating area, perfect for alfresco dining. Two skylights additionally add to the abundance of light which beneficially floods into this room. The family area further boasts wood burning stove. Off this area is the functional Utility Room.



On the first floor you will find the sitting room, a particular selling feature of the property considering the superb views across to the Solent from the balcony, accessed via attractive and seamless, sliding doors. From the study area there is access to the library, fitted with extensive shelving. The study additionally offers access to the property's roof, where STPP, a roof terrace could be created with direct views of the river Hamble and out to the Solent and over to the Isle of Wight.

There is a sizeable cinema room situated in the basement featuring hue lighting. There are two further rooms, one of those formally used as a storeroom and one being a gym currently but previously a bedroom. The basement also benefits automatic water-pump.



There are four bedrooms (excluding the annexe) situated across the various levels this property has to offer. The master bedroom is situated on the first floor, is appropriately set overlooking the wonderful front elevation with views across to the Solent. There is also a dressing room, and en-suite enjoying freestanding bath which enjoys a pleasant outlook over the rear garden.

Situated on the ground floor, you will find the family shower room. In addition, the property offers a self-contained annexe, accessed via the property's side aspect externally, or internally. The annexe in brief offers open plan living accommodation with a kitchenette, and shower room. The annexe has proven to generate a fantastic income, averaging £1,200pcm on Airbnb. If however you are looking for additional storage, the annexe could easily be re-converted back to a garage.

The rear garden is of generous proportions and is laid predominantly to lawn with well stocked borders, further benefitting from a sunny aspect and privacy. There is an outside office, fully insulated with electric heater allowing for use throughout the year. For those keen with water sports there is a sports storage area for equipment such as kayaks, paddle boards with fitted shelving. To the front of the property, there is ample off-road parking, and large storage space in lieu of garage for bikes and such things alike.

The property also benefits from a Solar system and battery. The sellers have advised that currently the house is off grid for approximately 6 months of the year and they are paid by the electricity provider for feeding tariff.

Warsash is a charming maritime village which is home to the Hook Nature Reserve, a 500-acre inter-tidal area and is also one of the most popular centres for sailing enthusiasts on the South Coast with a well subscribed Yacht Club and the Royal Southern and Royal Southampton Yacht Clubs nearby. There are links to Hamble Village via a ferry for pedestrians and cyclists where you can access the Royal Victoria Country Park.

The centres of Southampton and Portsmouth are approximately 9 and 14 miles away respectively and both offer excellent shopping facilities. Junction 8 of the M27 links to the M3 for London and the Cathedral City of Winchester. Southampton International Airport (9 miles) offers excellent connections overseas with the adjacent Parkway station connecting to London Waterloo in one hour and ten minutes. With regard to schooling, Hook with Warsash Primary School and Brookfield Community School are nearby.





Floor Plans



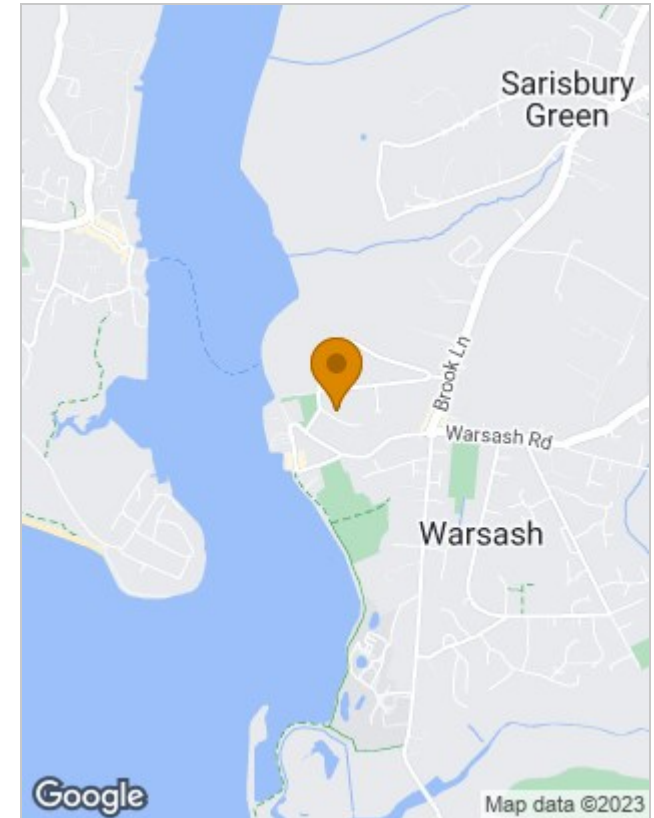
Viewing

Please contact our Chimneypots Estate Agents Office on 01489 584298 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

32 Bridge Road, Park Gate, Southampton, Hampshire, SO31 7GF
 Tel: 01489 584298 Email: hello@chimneypotsestateagents.co.uk <https://www.chimneypotsestateagents.co.uk>

Location Map



Energy Performance Graph

