



Chimneypots
ESTATE AGENTS

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Brook Avenue, Warsash, Southampton
Guide Price £1,800,000



- A contemporary residence of excellent proportions extending to 3251 sq ft
 - 35FT Kitchen/dining/living space great for entertaining!
 - Lounge, family room and study
 - Five bedrooms, three en-suites and family bathroom
 - Secluded rear garden
- Gated entrance, triple garage/gym with planning consent to convert to a two bedroom annexe
- Within 500 yards of the Hamble river, families will also love the area, as it's convenient for both state and private schools

Summerview is an exquisite family residence, boasting 3,251 square feet of luxurious living space. Nestled in a tranquil and highly sought-after location, this impressive home has been beautifully maintained by its current owner over the past decade. The property sits on a generous secluded plot.

Expansive living spaces unfold across both floors, each exuding a sense of grandeur. The ground floor unveils a triple aspect lounge, allowing plentiful light, and French double doors beckon you to the lush outdoors. The heart of the home boasts an open-plan expanse which flows seamlessly from the living/dining area into a fully fitted modern kitchen adorned with integrated appliances, a central island, and a harmonizing range of eye and base-level units, and separate larder. Another family/reception room offers versatile space alongside a separate study.

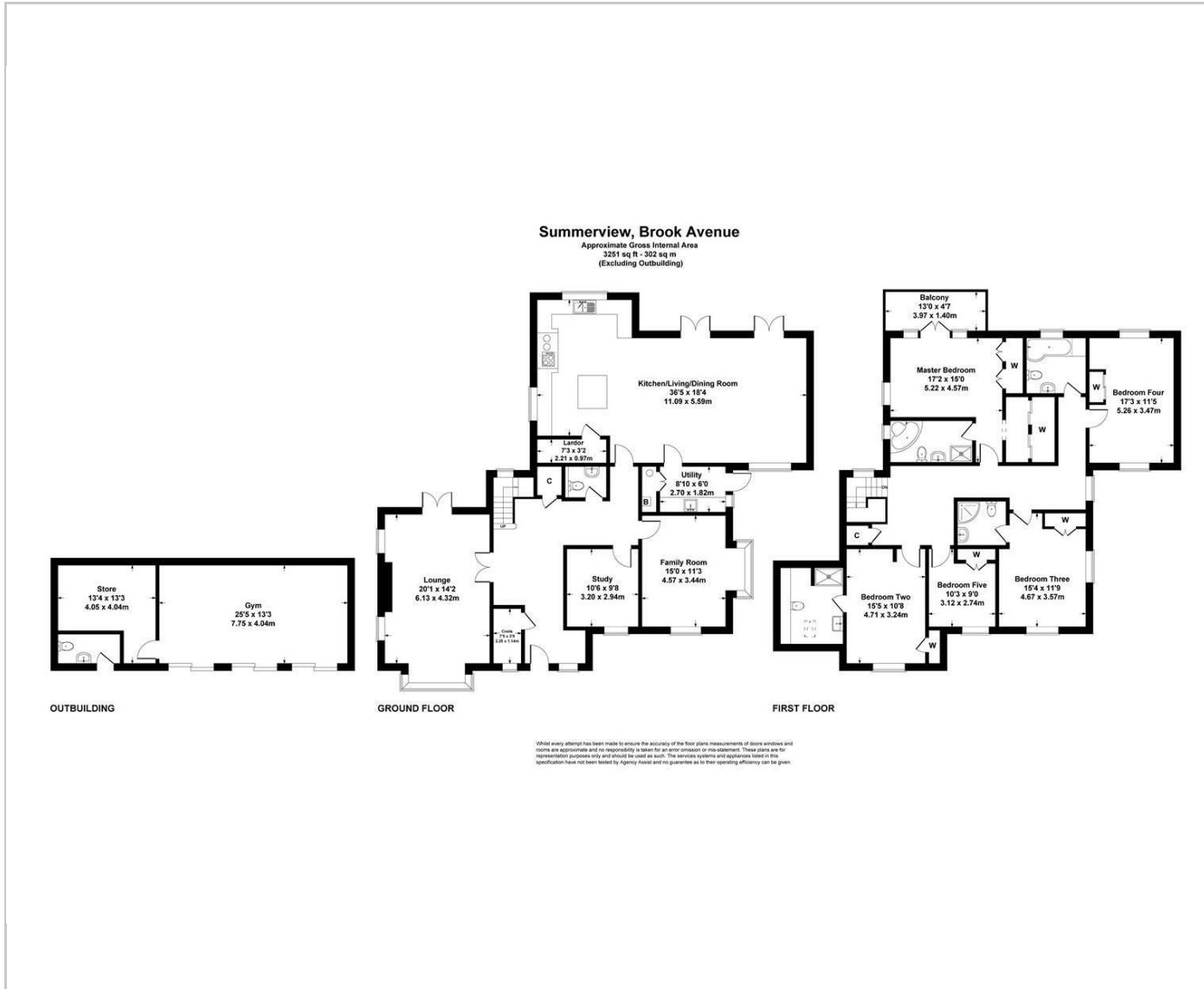
Ascending to the first floor, a captivating galleried landing leads you to the master bedroom, boasting an en-suite and walk-in dressing room. There are four further double bedrooms with fitted wardrobes, and two further benefitting en-suites. A family bathroom completes the internal layout.

Set in a secluded position and accessed via electric gates, the property sits centrally within the plot, expansive lawn extends around the front, side and to the rear, the terrace stands as an inviting venue for al fresco dining, hosting gatherings, or simply basking in the warmth of the sun. A large driveway extends along the side and to the rear of the property allowing parking for many vehicles. A triple garage currently utilised as a gym sits to rear, with a cloakroom and separate storeroom with current consent to be converted to an individual two bedroom annexe.

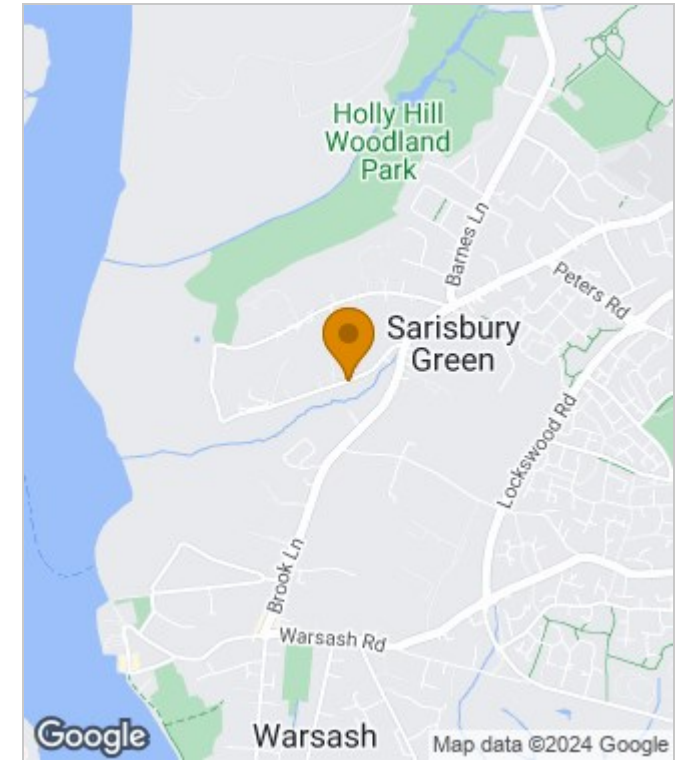
This residence enjoys a truly privileged location, only a short stroll away from the River Hamble. Families will also love the area, as it's convenient for both state and private schools.



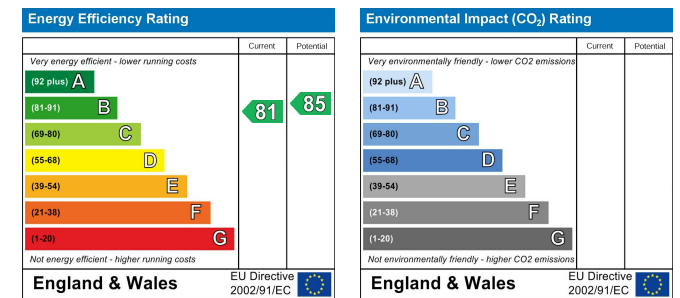
Floor Plans



Area Map



Energy Performance Graph



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