




Chimney Pots  
ESTATE AGENTS

YOUR HOME • OUR PASSION



Newtown Road, Warsash, Southampton  
Guide Price £1,150,000



- An individual designed family home situated within a highly regarded location on a plot measuring in the region of 0.4 acres
- The property has been enhanced and modernised by the current owners, and offers versatile accommodation
  - Spacious L shaped sitting/dining room with sliding doors to an expansive patio with Hamble river views
  - Kitchen/breakfast room with beautiful views, making meal preparation a pleasure
- 26ft Master bedroom suite with contemporary en-suite shower room, two further double bedrooms and family bathroom
  - Basement snug/cinema room
  - Ample parking and large workshop/dance studio/home gym and additional utility/boiler room
- Planning permission has been granted for a second storey extension which would create a 3600 square feet dwelling (approximately) with enhanced accommodation and water views

This beautifully designed and substantial dwelling offers a rare opportunity for those seeking a unique home with water views in a popular sailing mecca on the South Coast. This spacious and versatile home is positioned on a secluded plot of over 0.4 acres in the heart of Warsash village. The property has already been modernised and enhanced by the current owners. There is further planning permission for a second storey extension which would create a 3600 square foot dwelling (approximately) with enhanced accommodation and water views.

This property is accessed through a private road that opens into a gravel driveway, providing ample parking space for additional vehicles and boat storage. There is also scope for further outbuildings. The driveway also has access to the home's large basement studio/ workshop, perfect for sailing enthusiasts.

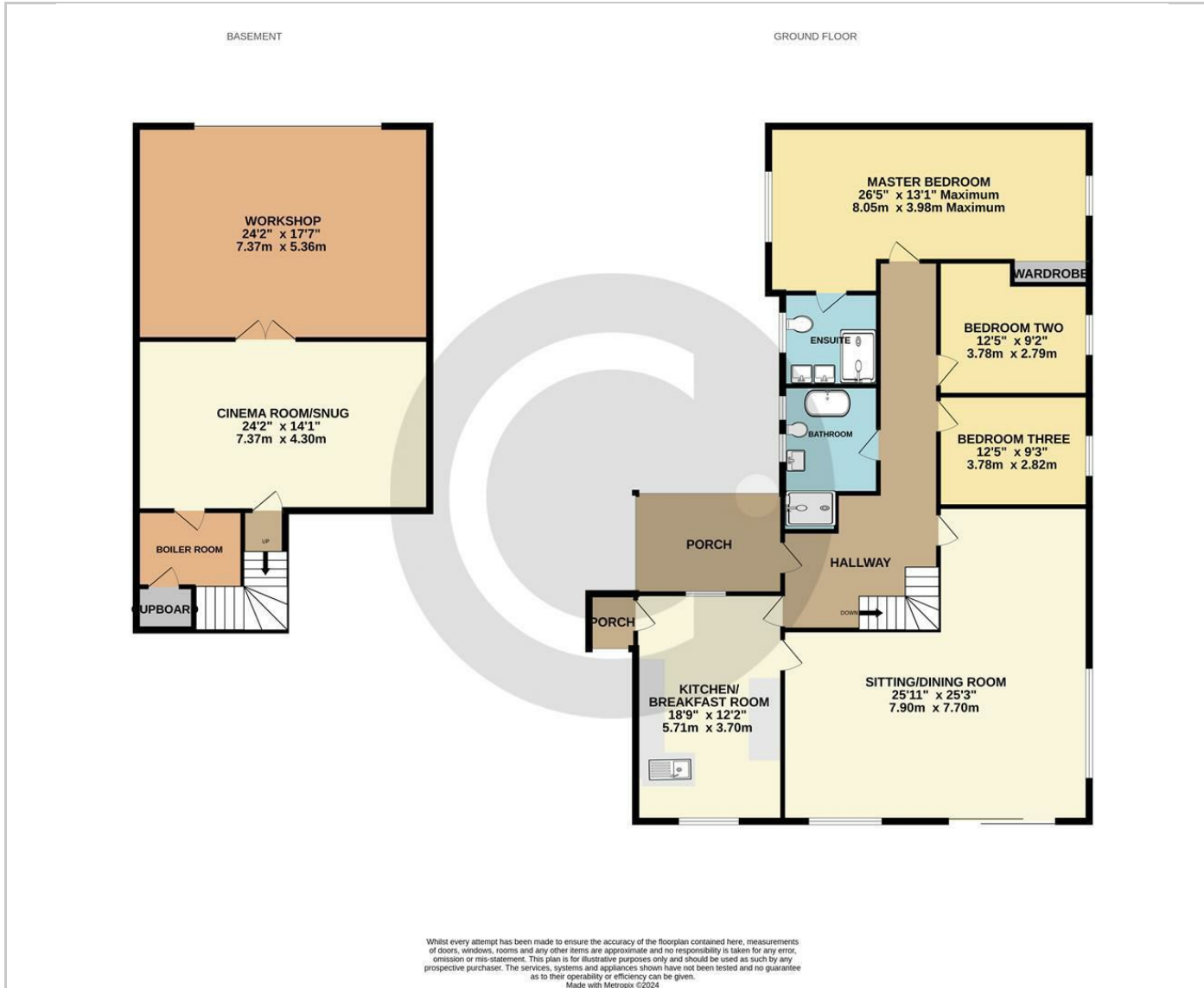
Upon entering, you are welcomed by an inviting hallway that leads to the principal living areas. A notable feature of the property is the large "L" shaped sitting/dining room, which offers a dual aspect outlook, with views of the River Hamble and Southampton waters. Sliding doors open onto the expansive patio and garden which further benefit from a southerly-facing aspect and privacy. The kitchen/breakfast room also benefits from these beautiful views, making meal preparation a pleasure. The impressive dual aspect 26ft master bedroom suite includes a contemporary en-suite shower room. Additionally, there are two further double bedrooms and a charming family bathroom. All bathrooms are fitted with Matki shower screens and Porcelanosa tiles.

The lower basement features a snug/cinema room, perfect for cosy evenings or movie nights. There is an additional utility/boiler room and a vast space currently used as dance studio/home gym/workshop with both internal and external access.

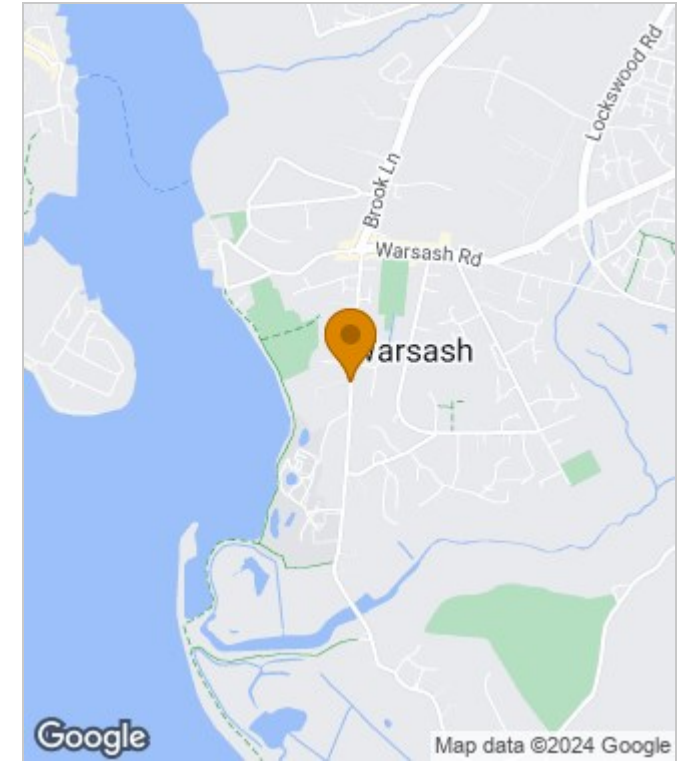
With its blend of charm, and potential, this property is perfectly situated for those who appreciate the coastal lifestyle and sailing community.



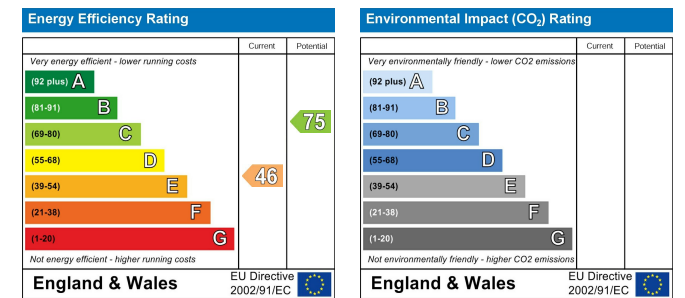
## Floor Plans



## Area Map



## Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.