


A circular logo for Chimney Pots Estate Agents. The text 'Chimney Pots' is in a large, white, sans-serif font. Below it, 'ESTATE AGENTS' is written in a smaller, green, sans-serif font. At the bottom of the circle, the tagline 'YOUR HOME • OUR PASSION' is written in a white, sans-serif font, following the curve of the circle.

Chimney Pots  
ESTATE AGENTS

YOUR HOME • OUR PASSION

A photograph of a modern two-story brick house. The house has a dark grey tiled roof and a prominent brick chimney. The ground floor is made of red brick and features a large white-framed window with a small awning above it. The upper floor is finished with horizontal red brick siding and has a white-framed window. A wide, grey paved driveway leads to the house, bordered by a wooden fence on the right and a garden area with young plants on the left. The background shows a residential street with trees and other houses under a clear blue sky.

Pitchpond Road, Warsash, Southampton, SO31 9GP  
**Offers over £525,000**



- A beautifully presented 4 bed detached home
  - Built in January 2024 by current owners
    - Located in Warsash village
    - Cosy lounge with log burner
  - Block pave driveway with ample parking
- South facing garden with patio area and landscape garden enclosed
  - Fitted with solar panels
- Storage to the rear of the property
  - Vendor suited

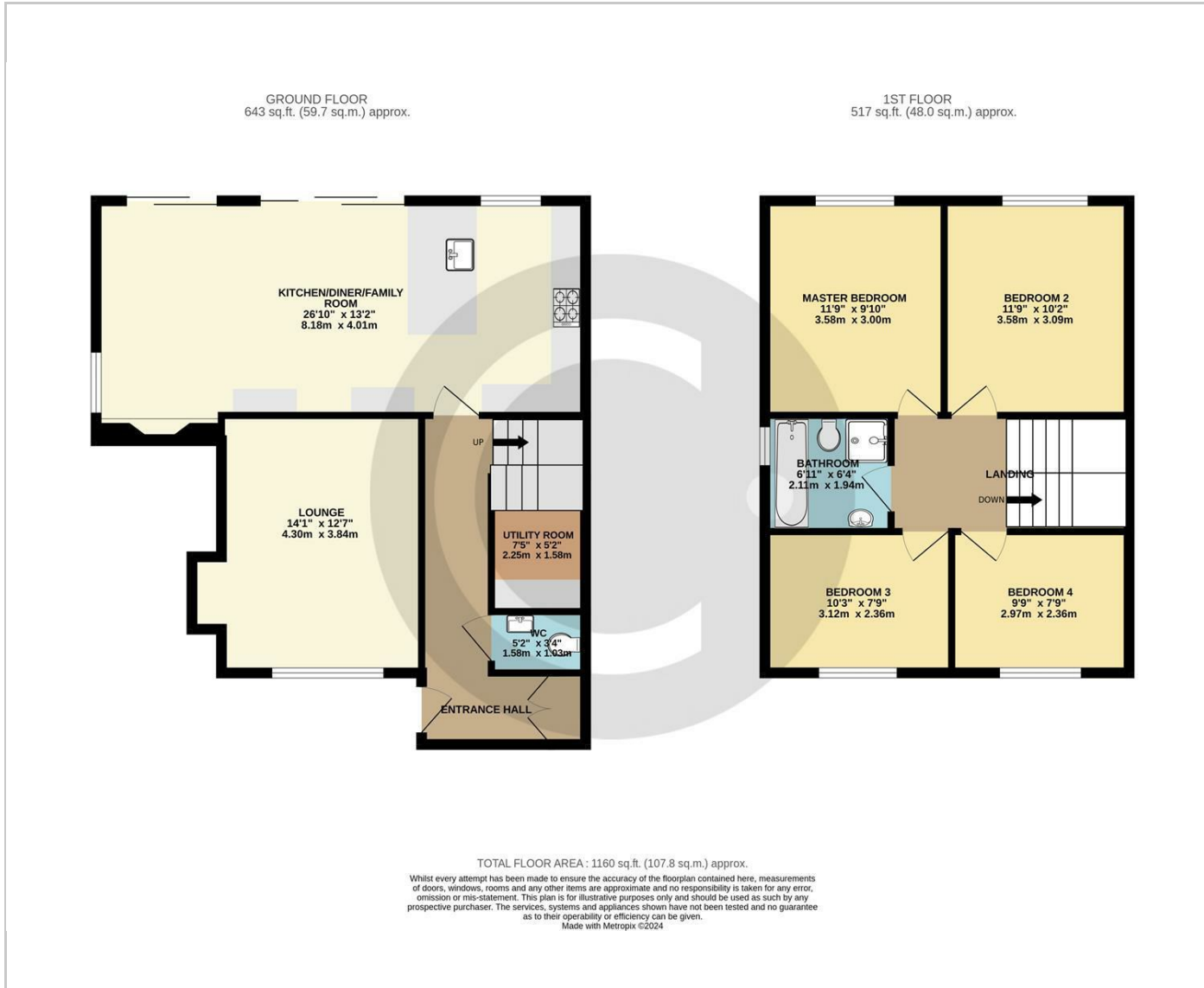
A beautifully presented four-bedroom detached home, built in January 2024 by the current owners, is now available in the charming village of Warsash. This property boasts a cosy lounge with a log burner, creating a warm and inviting atmosphere. The block-paved driveway offers ample parking space, while the south-facing garden, complete with a patio area and landscaped surroundings, provides a perfect outdoor retreat.

- Welcoming entrance hall with oak parquet LVT flooring extending into the kitchen/dining room, utility room, and downstairs cloakroom.
- Impressive open-plan modern kitchen/dining room and snug area with sliding patio doors opening onto a large, terraced patio.
- Modern kitchen with quartz worktops, contemporary matte units, and a large central island unit featuring a butler sink.
- Integrated appliances include a oven, gas hob, microwave, dishwasher.
- Utility room with matching units/worktops providing additional storage space and plumbing for extra appliances.
- Cosy living room with a inset fireplace and a log burner.
- Main bedroom with a contemporary wood panelling feature wall and a window overlooking the rear garden.
- Family bathroom with a four-piece white suite, walk-in shower cubicle, Downstairs cloakroom.
- Carpets in the lounge, stairs, landing, and all four bedrooms.
- Rear-enclosed garden with a large raised terraced patio with glass balustrades, perfect for alfresco dining, a lawned area enclosed by brick walls and fencing, and side access.
- The home is equipped with solar panels, enhancing its energy efficiency.
- Block-paved driveway providing parking for multiple vehicles.

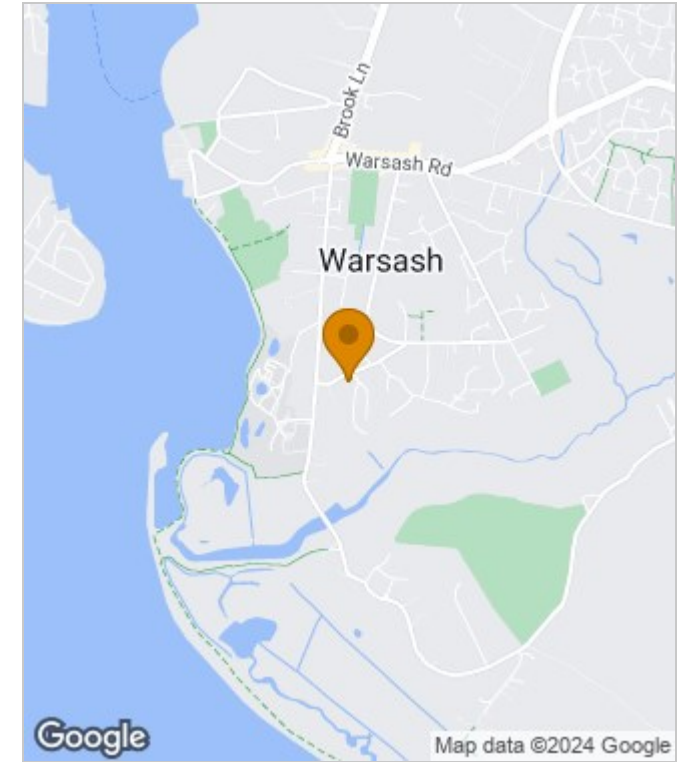
Located on Pitchpond Road in the prime area of Warsash village, this home offers easy access to all the amenities of this vibrant coastal village, including river walks, a popular sailing scene, highly regarded schools, and riverside eateries. Hook-with-Warsash CofE Primary School is within walking distance, and good transport links.



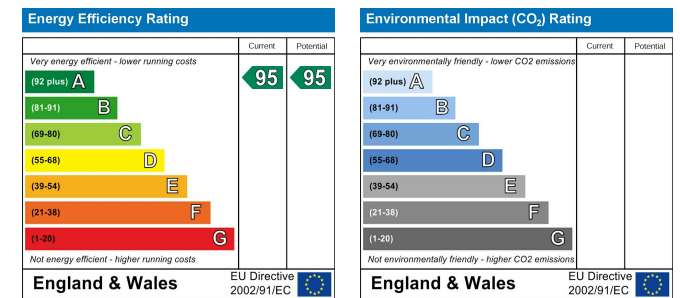
## Floor Plans



## Area Map



## Energy Performance Graph



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