Craigie Lea 8 Green Lane, Warsash, Southampton, SO31 9JJ

Guide Price £800,000

- A character home nestled away in a private lane
- Offering bright and spacious versatile living accommodation
- Four reception rooms and kitchen/breakfast room
- Four bedrooms and family bathroom
- Detached four car garage with a large upper floor space
- Southerly aspect garden extending to approximately half an acre
- Backing onto woodland with a stream

Step inside this charming family home, nestled away in a private lane in the sought-after location of Warsash. This detached character property offers a versatile living space, the lounge is generous in proportions and benefits bi-folding doors overlooking the extensive garden, with three further reception rooms, a kitchen/breakfast room, and four spacious bedrooms. The well-maintained family bathroom ensures practicality and comfort for all residents. The property further benefits a recently fitted gas boiler.

Outside, a driveway measuring over 30m leads to a detached four-car garage providing ample storage and a spacious upper floor with annexe potential subject to planning. The property sits in grounds approaching half an acre, with a woodland area to the rear.

Warsash is a picturesque village known for its maritime history and proximity to the stunning River Hamble. Superb dining options, local shops, and excellent schools are all within easy reach, making it an ideal location for families.
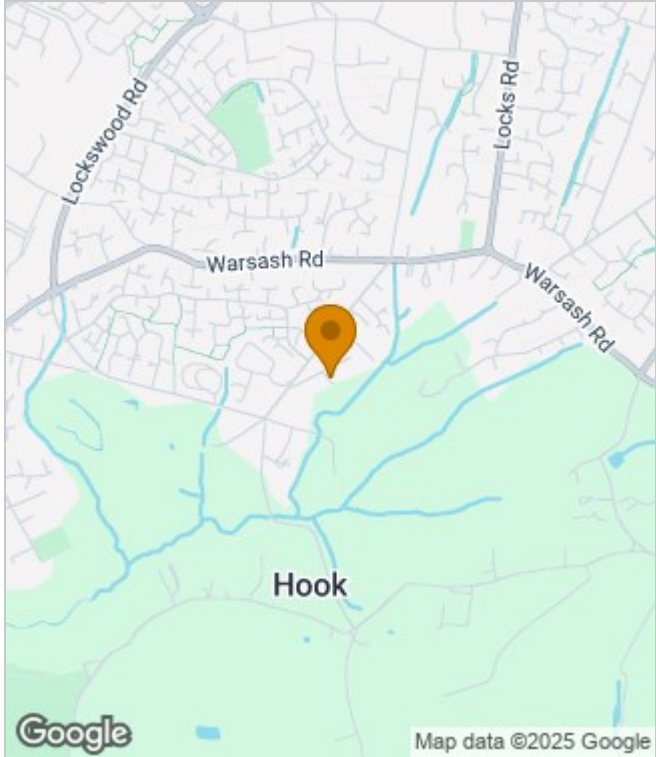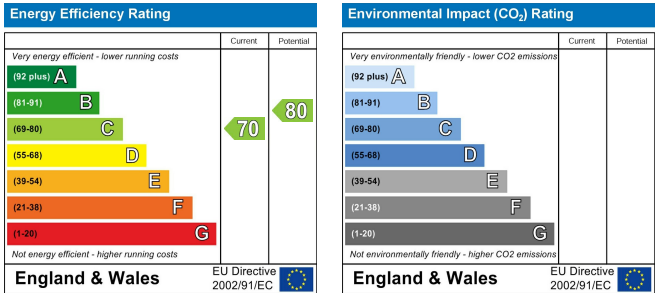
Council Tax Band: F

Floor Plans

Floor 0 Building 1

Living Room
3.46 x 3.63 m

Dining Room
3.60 x 3.49 m

Kitchen
3.21 x 3.55 m

Hallway
1.77 x 3.63 m

Living Room
3.76 x 7.34 m

Office
3.36 x 3.67 m

1.72 x 2.30 m

WC
1.71 x 0.87 m

Floor 1 Building 1

Bedroom
3.47 x 3.68 m

Bedroom
3.64 x 3.48 m

Hallway

Landing
1.75 x 3.61 m

Bedroom
5.09 x 3.53 m

Bedroom
3.34 x 1.86 m

Bathroom
2.50 x 1.68 m

Approximate total area[1]

230.68 m²

Reduced headroom

8.01 m²

Floor 0 Building 2

Garage
6.23 x 8.43 m

Floor 1 Building 2

3.78 x 8.35 m

(1) Excluding balconies and terraces

Reduced headroom

.... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Area Map

Map data ©2025 Google

Energy Performance Graph

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			

England & Wales — EU Directive 2002/91/EC

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