



Chimneypots
ESTATE AGENTS

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Holly Hill Reach, Brook Avenue, Warsash
Guide Price £1,400,000



- With its luxurious features and prime location, this brand new home truly epitomizes luxury living
 - Offering over 4000 sqft of flexible accommodation, designed with family living in mind
- Stunning bespoke Kitchen/dining/family room with high quality cabinetry, granite worktops with wine chillers and all other necessary appliances
 - Living room with long burning fire and aluminium bi-folding doors, study
- Five double bedrooms, three ensuites and family bathroom (fully tiled with Grohe tapware)
 - Double garage, car port and ample parking, Landscaped gardens
- In terms of energy efficiency, there is an Air source heat pump and solar panels
 - 12 years build warranty and available immediately
- Security and comfort are paramount with the inclusion of Neptune and DAR lighting, CAT5 cabling, an alarm, electric gates with intercom

Introducing a stunning opportunity to reside amidst the tranquil surroundings of Warsash, in a brand new property that exudes luxury and sophistication. This exceptional residence, is set in a low density rural development of 8 executive houses in the sought after location of Brook Avenue, within 500 yards of the River Hamble.

Spread across an impressive 3000 sq ft, this family home is designed to cater to modern living with meticulous attention to detail. The focal point of the property is the open plan kitchen/dining/family room, with bespoke fittings and top-of-the-range appliances from renowned brands such as Siemen, Neff, and Bosch, set against elegant granite worktops and quality cabinetry and aluminium bi-folds out to the garden. The lounge with a log burner and slate hearth offers the perfect setting for cosy evenings in. Additionally, the property offers a study, a master bedroom with his and hers wardrobes and ensuite, two further bedrooms with en-suites, two additional bedrooms, and a family bathrooms all fully tiled with Grohe tapware.

In terms of energy efficiency, this property features air source heat pump, underfloor heating, air conditioning in the bedrooms, and solar panels. The landscaped gardens with a Giriselinea hedgerow provide privacy, while the porcelain patio area creates a relaxing outdoor space for entertainment. Parking is no issue with a Tobermore block paved driveway, double garage with electric doors, and an additional carport.

Security and comfort are paramount with the inclusion of Neptune and DAR lighting, CAT5 cabling, an alarm, electric gates with intercom, and a 12-year build warranty. Ready for immediate occupation, this property promises a seamless transition for those seeking their dream home in an idyllic location.

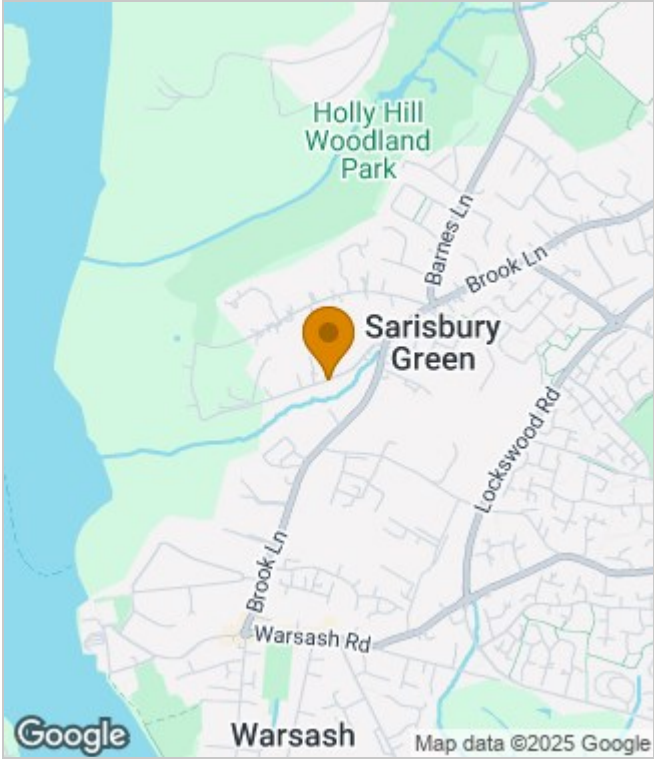
With its luxurious features and prime location, this property truly epitomizes luxury living in picturesque Warsash.



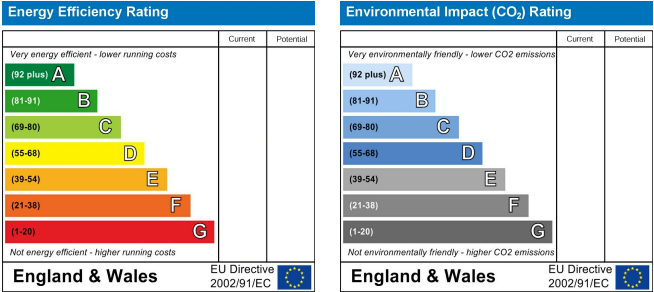
Floor Plans



Area Map



Energy Performance Graph



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