



Asking Price £1,625,000
Brook Avenue, Warsash, Southampton



5

Bedrooms



4

Bathrooms



3

Receptions



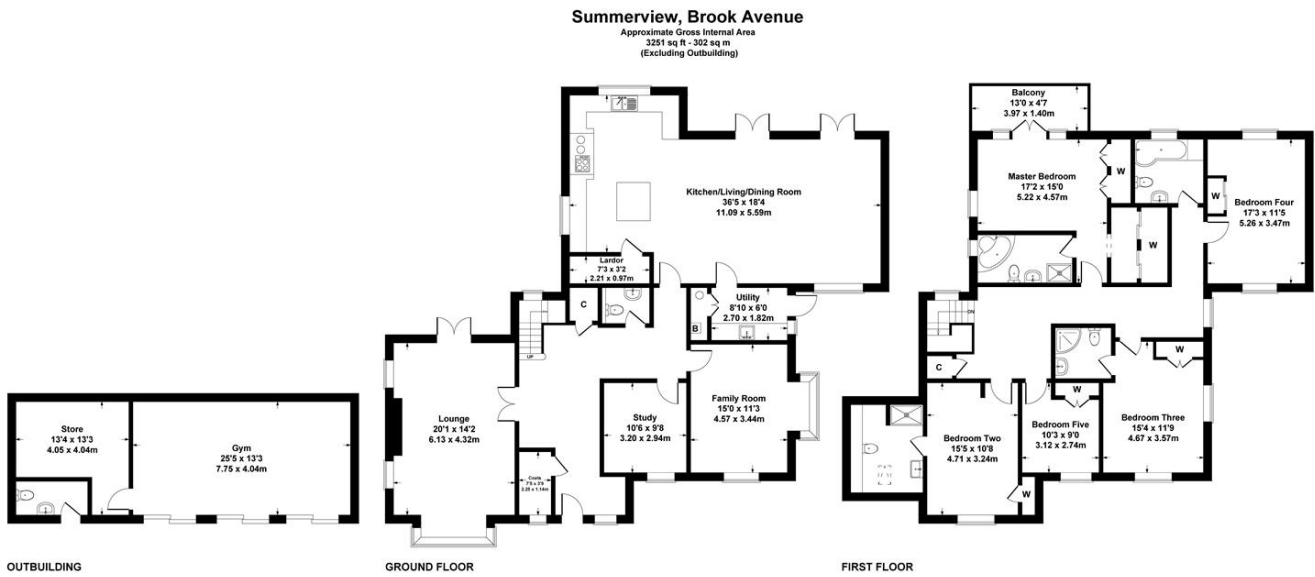
- A contemporary residence of excellent proportions extending to 3251 sq ft
- Five bedrooms, three en-suites and family bathroom
- Within 500 yards of the Hamble river, families will also love the area, as it's convenient for both state and private schools
- 35FT Kitchen/dining/living space great for entertaining!
- Secluded rear garden
- Offered with no forward chain
- Lounge, family room and study
- Gated entrance, triple garage/gym with planning consent to convert to a two bedroom annexe

Located in a tranquil and highly sought-after location, this incredible family residence boasts 3,251 square feet of luxurious living space. Lovingly maintained by its current owner, this impressive home offers a sense of grandeur with expansive living spaces spread across two floors.

On the ground floor, you will find a triple aspect lounge flooded with natural light, leading out to the lush outdoors through French double doors. The heart of the home features an open-plan living/dining area with a wood burner, seamlessly connected to a fully fitted modern kitchen complete with integrated appliances, aga, pantry cupboard, central island, and a range of eye and base-level units. An additional family/reception room and separate study offer versatile living spaces.

Venturing upstairs, a captivating galleried landing leads to the master bedroom with en-suite and walk-in dressing room, along with four more double bedrooms with fitted wardrobes. Two of these bedrooms feature en-suites, with a family bathroom completing the internal layout.

Set in a secluded position behind electric gates, the property sits centrally within the plot, surrounded by expansive lawns perfect for outdoor gatherings. The terrace provides a wonderful spot for al fresco dining or simply soaking up the sun. A large driveway offers parking for multiple vehicles, with a triple garage that currently serves as a gym and has planning permission to be converted into a two-bedroom annexe. In addition to the stunning features of the property, its privileged location offers easy access to the River Hamble, making it ideal for families and boat enthusiasts alike. The area also provides convenient access to both state and private schools, making it an ideal place to call home.



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or misstatement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Asset and no guarantee as to their operating efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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