



£1,000,000

Brook Lane, Warsash, Southampton



4

Bedrooms



2

Bathrooms



3

Receptions



- A detached family home which has been considerably enhanced and beautifully maintained by the current owners
- Offering bright, spacious and versatile living accommodation
- Fabulous kitchen/dining room with vaulted ceiling, separate utility room and laundry room
- Three reception rooms
- Four well proportioned bedrooms, en-suite and family bathroom
- Garden lounge
- Secluded and well proportioned sunny rear garden
- Garage And Driveway With Ample Parking

Nestled in the heart of Warsash Village, this charming character detached house is a true hidden gem. Standing proudly in a large landscaped garden, this property offers a tranquil retreat just a few minutes' walk from the picturesque River Hamble. Sympathetically extended and beautifully maintained by the current owners, this home boasts bright, spacious, and versatile living accommodation. The fabulous kitchen/dining room is a standout feature, with a vaulted ceiling and bi-folding doors that seamlessly blend indoor and outdoor living. Three reception rooms provide ample space for entertaining, while the master bedroom with ensuite, three further well-proportioned bedrooms, and contemporary bathroom offer comfort and convenience.

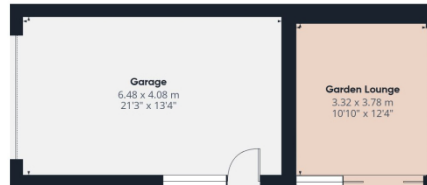
Step outside to discover a large landscaped, sunny, and secluded rear garden, complete with a patio area perfect for al fresco dining. Plus, a garden lounge with a patio and barbecue area at the rear provides the ideal spot for relaxing with friends and family. Additional highlights include a utility room, separate laundry room, and a driveway with parking for multiple vehicles and a garage. Located in the catchment area for Hook with Warsash Primary School, this property also benefits from excellent marina facilities, a public slipway, and shoreline walks just a stone's throw away. Don't miss your chance to explore this exceptional home - internal viewing is essential. Schedule a viewing today and imagine the possibilities that await you!



Floor 0 Building 2



Floor 1 Building 1



Floor 0 Building 3


Approximate total area⁽¹⁾
196.1 m²
2110 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Brook Lane, Warsash, Southampton

Tel :

01489 584 298



Email : hello@chimneypotsestateagents.co.uk

Address : 32 Bridge Rd, Park Gate, Southampton SO31 7GF