



Addison
ESTATE AGENTS



33b Warsash Road, Warsash, Southampton, Hampshire, SO31 9HW

£850,000 Freehold

This beautifully appointed detached new build home offers an exceptional level of space, design, and high-quality turnkey finishing throughout, with accommodation extending to just under 2,000 sq ft. The property benefits from the widest plot of the three homes, enjoying the additional width created by the adjacent car port, which enhances both the internal proportions and the overall sense of space.

A large and welcoming entrance hallway sets the tone on arrival and provides access to a separate lounge and a dedicated study, making the layout ideal for modern family living and home working. Thoughtful design details such as panelled detailing to the cloakroom and carefully selected soft décor choices, including Egyptian Cotton tones to the walls, add warmth and personality, ensuring the home feels refined and characterful rather than a standard new-build finish.

To the rear of the home is a striking 32ft kitchen / dining / family room, forming the true heart of the property. This impressive space is fitted with a bespoke kitchen featuring a freestanding island, AEG dual single ovens, induction hob, boiling water tap, and sleek quartz worktops with matching upstands. Two sets of bi-folding doors span the rear elevation, opening directly onto the full-width porcelain patio and creating an outstanding indoor outdoor living environment. A fully fitted utility room provides further generous storage with coordinating quartz surfaces.

The accommodation continues to impress upstairs with a large central landing and four generously proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while a second bedroom also enjoys its own en-suite, making the layout ideal for families or guests. The remaining bedrooms are served by a beautifully finished main bathroom featuring full-height tiling, heated illuminated mirrors, a luxurious freestanding bath and separate shower.

Throughout the home, living areas are finished with herringbone Oak LVT flooring, complemented by oak staircases and high-quality fitted carpets to the bedrooms.

Externally, the property enjoys a landscaped, fully turfed garden with a full-width porcelain patio and 6ft fencing, providing both privacy and enclosure. The car port offers covered parking and has been designed for potential future conversion into a garage, subject to the necessary consents.

Warsash is a picturesque coastal village on the River Hamble, popular with families and boating enthusiasts. It offers scenic walks, green spaces including Warsash Common, local pubs and cafés, and is within the catchment for Hook-with-Warsash Primary School and Brookfield Community Secondary School, with nearby private schools including West Hill Park, Portsmouth Grammar, and Boundary Oak, making it an ideal location for family life.

Designed with energy efficiency in mind, the home features underfloor heating to the ground floor, first-floor radiators powered by an air source heat pump, integrated solar panels, and an electric vehicle charging point, all backed by a 10-year ICW structural warranty.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(81-91) B		
(69-80) C		
(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 

Further Information

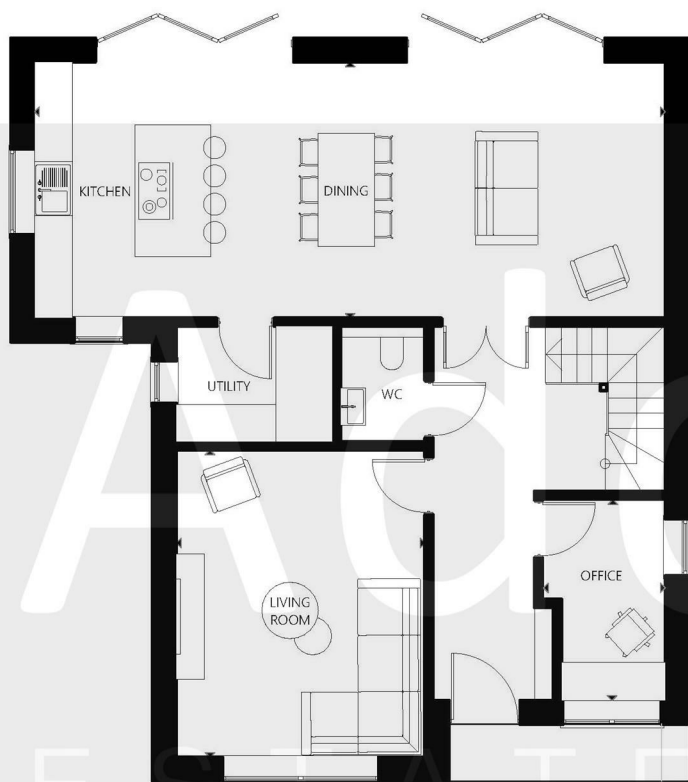
Local Council:

Council Tax Band:

E

Estate Management Charge:

TBC



PLOT 2 | GROUND FLOOR

Kitchen/Dining	10.0m x 4.1m
Office	2.0m x 3.2m
Living Room	4.0m x 4.8m
Utility	2.5m x 1.9m

Total Floor Area 184m² | 1980ft²



PLOT 2 | FIRST FLOOR

Master Bedroom	5.6m x 4.1m
Bedroom 2	4.4m x 4.1m
Bedroom 3	4.0m x 4.1m
Bedroom 4	3.7m x 3.2m



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