A circular logo for Chimney Pots Estate Agents. The text 'Chimney Pots' is in a large, white, serif font. Below it, 'ESTATE AGENTS' is in a smaller, green, sans-serif font. At the bottom of the circle, the tagline 'YOUR HOME • OUR PASSION' is written in a white, sans-serif font, following the curve of the circle.

Chimney Pots
ESTATE AGENTS

YOUR HOME • OUR PASSION



104 Greenaway Lane, Warsash, SO31 9HS

Asking Price £1,250,000



Detached Family Home In The Heart Of Warsash
Four Generous Double Bedrooms
Beautifully Presented By The Current Owners
Large Driveway, Detached Double Garage and Single Garage
Lounge, Snug and Office Room
Stunning Open-Plan Kitchen/Dining/Family Room
Utility Room and Downstairs Shower Room
Two En-Suites and Four Piece Family Bathroom
Private Rear Garden and Outbuilding With Excellent Versatility

Situated on one of Warsash's most highly desired roads, this exceptional four-bedroom detached residence has been beautifully enhanced and modernised by the current owners, offering stylish, spacious and versatile accommodation throughout.

Upon arrival, the property immediately impresses with a large driveway providing ample off-road parking, alongside a detached double garage. Stepping inside, you are welcomed by an inviting and spacious entrance hallway, which sets the tone for the well-proportioned accommodation that follows.

To the front of the property, a stunning triple-aspect lounge provides an abundance of natural light, complemented by a separate cosy snug. There is also a dedicated office room/study, ideal for home working, and a convenient downstairs shower room.

Undoubtedly, the heart of the home is the magnificent, fully integrated kitchen/dining/family room which spans the entire rear of the property. Designed for both everyday living and entertaining, this impressive space features two sets of tri-folding doors opening seamlessly onto the garden. A separate utility room provides further practicality and storage.

Upstairs, a spacious landing leads to four generous double bedrooms. The luxurious principal suite benefits from a walk-in wardrobe, a stylish en suite and a Juliet balcony overlooking the rear garden. The second bedroom also enjoys the added luxury of an en suite and a Juliet balcony, and a beautifully appointed white four-piece family bathroom suite completes the internal accommodation.

Externally, the rear garden offers a high degree of privacy and has been thoughtfully landscaped to include a large patio area and well-maintained lawn, creating an ideal space for outdoor entertaining and family enjoyment. The garden further benefits from a detached single garage and a versatile outbuilding incorporating a shower room, kitchen/living area and bedroom, making it perfect for guest accommodation or offering excellent



potential for alternative uses such as a gym or annexe (subject to any necessary consents).

Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁰¹
268 m²
Reduced headroom
9.3 m²

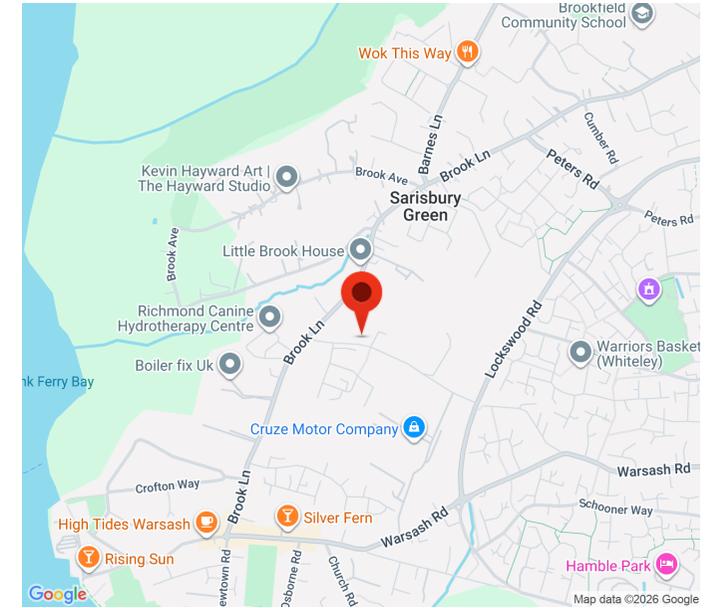
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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

GIRAFFE360

Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

32 Bridge Rd, Park Gate, Southampton SO31 7GF

Tel:01489 584 298, Email:hello@chimneypotsestateagents.co.uk, <https://www.chimneypotsestateagents.co.uk/>

