



Addison
ESTATE AGENTS



123a Newtown Road, Warsash, Southampton, Hampshire,
£625,000 Freehold

**** UNEXPECTEDLY RE-AVAILABLE. CHAIN AHEAD COMPLETE **** Addison Estate Agents are pleased to present to the market this immaculate detached luxury bungalow, ideally situated just a short distance from the village centre in one of Warsash's most desirable roads. The property enjoys a mature and secluded setting, accessed via a private driveway that offers ample parking and a detached double garage.

The property itself, known as The Orchard, is both generous and beautifully appointed. Every room has been thoughtfully designed to offer warmth, space, and functionality. The wide entrance hall sets the tone for a home that flows effortlessly, with three double bedrooms, a versatile home office or occasional room, and luxurious bathrooms fitted with high-quality sanitaryware. The living room is spacious and inviting, while the impressive Orangery provides a stunning space for entertaining or quiet reflection. The kitchen and breakfast room are finished to a high specification, combining style with practicality.

The current owners have invested in premium materials and finishes throughout, demonstrating a clear eye for detail and design. The layout has been carefully considered to provide spaces for both socialising and retreat, making this a home that works beautifully on every level. Outside, the property is complemented by a well-manicured garden and a superb raised terrace, ideal for enjoying the peaceful surroundings.

Warsash is a coastal village with a strong sense of community and a rich maritime heritage. It offers a wide array of essential amenities including a pharmacy, dentist, hairdressers, and a well-stocked minimarket. The village also boasts a school of excellent repute, alongside a selection of welcoming inns and independent coffee shops. However, it is the area's renowned sailing reputation and the breathtaking views across the River Hamble to Southampton Water that truly define its appeal. Warsash is widely regarded as one of the finest sailing destinations on the South Coast, attracting enthusiasts of sailing, wildlife, and coastal living alike.

In summary, The Orchard represents a rare opportunity to acquire a turn-key luxury residence in one of the area's most sought-after locations. With its immaculate interior, spacious layout, and exceptional setting, this is a home that offers refined living without compromise.



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

Further Information

**Local Council:
Council Tax Band:**

E

Amount Payable for 2025/2026:

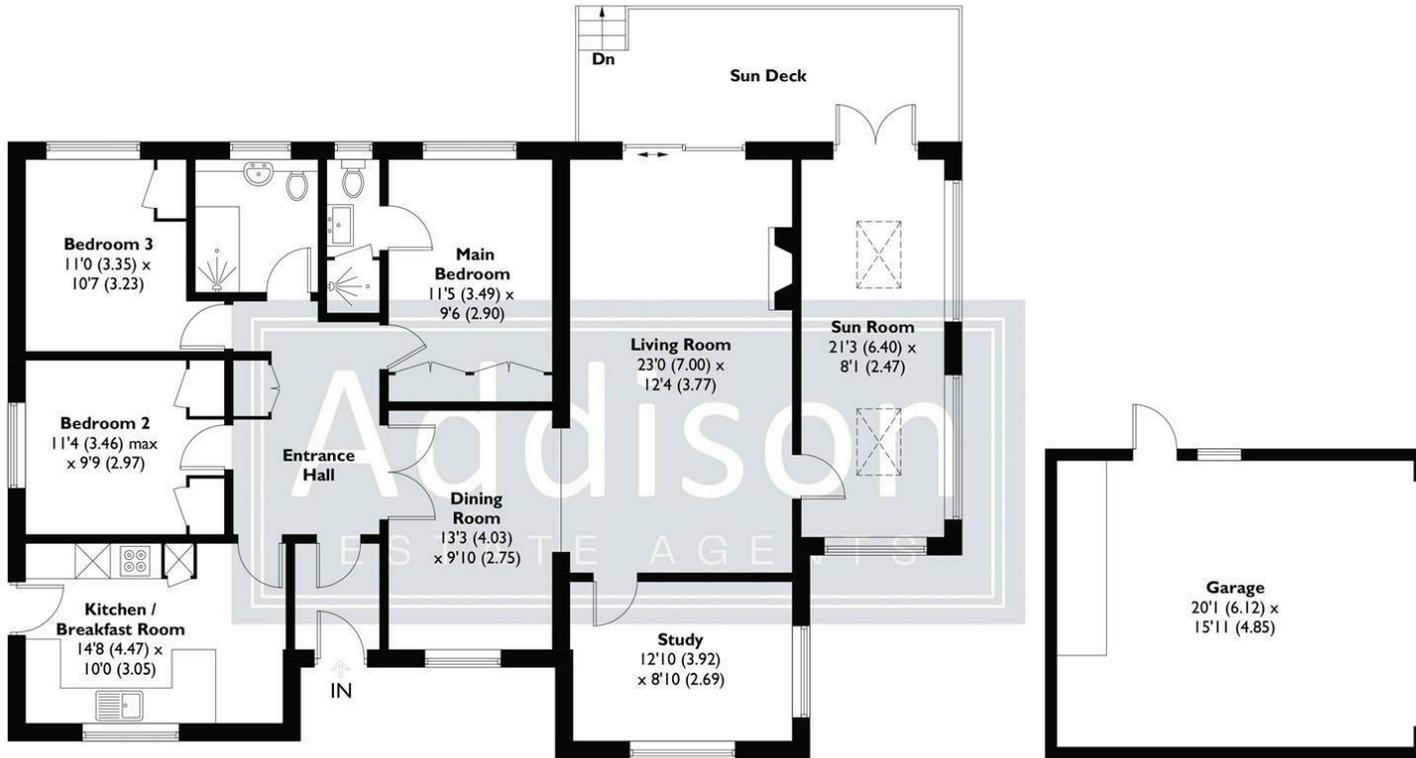
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Estate Management Charge:

TBC



APPROXIMATE GROSS INTERNAL AREA = 1480 SQ FT / 137.5 SQ M
GARAGE = 319 SQ FT / 29.6 SQ M
TOTAL = 1799 SQ FT / 167.1 SQ M



GROUND FLOOR

(Not Shown In Actual Location / Orientation)

- Immaculate detached luxury bungalow in one of Warsash's most prestigious roads
- Prime, secluded setting just moments from the village centre and waterfront
- Private driveway with generous parking and a detached double garage
- Four elegant reception rooms including a spacious living room and impressive Orangery
- Three double bedrooms and two high-spec bathrooms, all beautifully appointed
- Stylish kitchen/breakfast room with quality fittings and thoughtful design
- Versatile home office or occasional guest room offering flexible living
- Landscaped garden with raised terrace, ideal for outdoor entertaining
- Located close to shops, amenities, nature trails and renowned sailing waters
- The owners have secured their onward purchase, offering a short and complete chain ahead

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1246791)
Produced for Addison Estate Agents



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