



**BROOK**  
INDEPENDENT  
ESTATE AGENTS

10 Brigantine Road, Warsash, SO31 9AE

# An impressive five bedroom detached executive residence providing spacious living for a family set in a good size plot with excellent parking

£720,000

## ACCOMMODATION & FEATURES

- What sets this home apart is the continuous feeling of light and space, it's so relaxing. The hallway is an impressive welcoming entrance and sets the precedent for each room throughout the house. It's a homestead which easily provides plenty of space to gather and plenty of space to retreat to
- The living room runs front to back with a pretty bay and French doors to the garden patio, there's a lovely focal fireplace it's a great place to stretch out and relax in
- A ground floor shower room provides additional long term flexibility plus the five first floor bedrooms are all a good size, ideal for doubling up as a teen retreat with room for living chilling and sleeping
- The open plan arrangement to the kitchen breakfast room and dining area provides a necessary family flow to the property, it's perfect and adapts as the hub for all occasions, busy breakfasts, kitchen suppers, family gatherings and big dinner parties, in the warmer months there is room for a large host table whilst the BBQ is in full swing in the garden
- The space continues outside, easy parking, a large double garage, a good side way and lovely garden. It's well planted with perennials and ornate shrubbery which catch the coastal breeze





Brook Independent are delighted to present to the market this exceptional detached five bedroom residence providing exceptionally generous living accommodation it's such a light house which only enhances the feeling of space. Externally the gardens have been so beautifully planted with a magnificent array of interesting perennials and shrubbery – there's a secret hobby/work place at the end of the garden ideal for getting away from it all and indulging in a hobby or working from home and very attractive raised seating areas following the sun and a sizable patio off the dining area. The property provides ample parking for everyone when they visit and a substantial double garage which opens a variety of options for use. Internally there is no doubt its big enough to keep everyone happy, there are places to gather and entertain plus places to retreat to. This home offers flexibility and space for all occasions and is the perfect fit for family life. Every requirement that crops up can be catered for, the kitchen breakfast room is a good size and with the dining room alongside its ideal for hosting, busy breakfasts and quick kitchen suppers plus all important parties and family get togethers. The living room is a very good size and is a great place to retreat to it comfortably will hold substantial furniture and is so light and opens out onto the garden.

All the attributes mentioned above make for a longstanding home, no double move needed as its flexible generous accommodation makes it a good option for those looking for a fabulous lifestyle and warm homely welcome for a growing family to put down deep roots. The secluded private plot, off road parking for plenty of cars without having to move any, great sized living accommodation, ground floor shower room and bedroom sizes. But as we know it's all about location, location, location and this fine residence is perfectly situated in the heart of the village ideal for access routes to local towns, cities and the commercial centres of Whiteley, Kitescroft and Segensworth. The village itself has an array of super shops, Inns, a school of excellent repute and a well-stocked convenience store. At the nearby Locks Heath centre there are further shopping facilities, a popular coffee house and Waitrose Supermarket. The added attraction to this village location is the proximity to the River Hamble, its sailing reputation and vista across the river to Southampton water draw people to this coastal haven. Warsash offers some of the finest sailing on the South Coast, it's a place where maritime, sailing and wildlife enthusiasts congregate amongst the thriving cottage industries that support this community. There are an abundance of trails and footpaths following the picturesque, ever-changing scenery along the riverbanks of the Hamble an exceptional place to reside and enjoy this waterside haven. All these attributes make this a destination address for those looking for activity and amenities on one's doorstep.

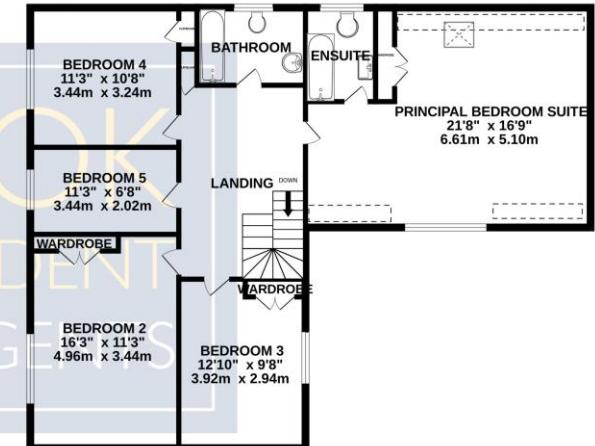




GROUND FLOOR  
1085 sq.ft. (100.8 sq.m.) approx.



1ST FLOOR  
1064 sq.ft. (98.8 sq.m.) approx.



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TOTAL FLOOR AREA: 2149 sq.ft. (199.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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