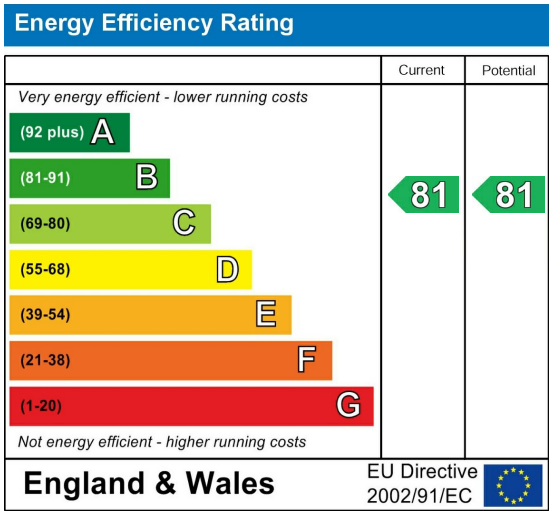
Addison
ESTATE AGENTS

1 Gilchrist Gardens, Warsash, Southampton, Hampshire, SO31

**£875,000 Freehold**

EXECUTIVE FIVE-BEDROOM DETACHED HOME | HIGHLY SOUGHT-AFTER GILCHRIST GARDENS | OVER 2,300 SQ FT | GENEROUS PLOT | DOUBLE GARAGE | SOLAR PANELS & TESLA BATTERY | WALKING DISTANCE TO WARSASH VILLAGE & WATERFRONT

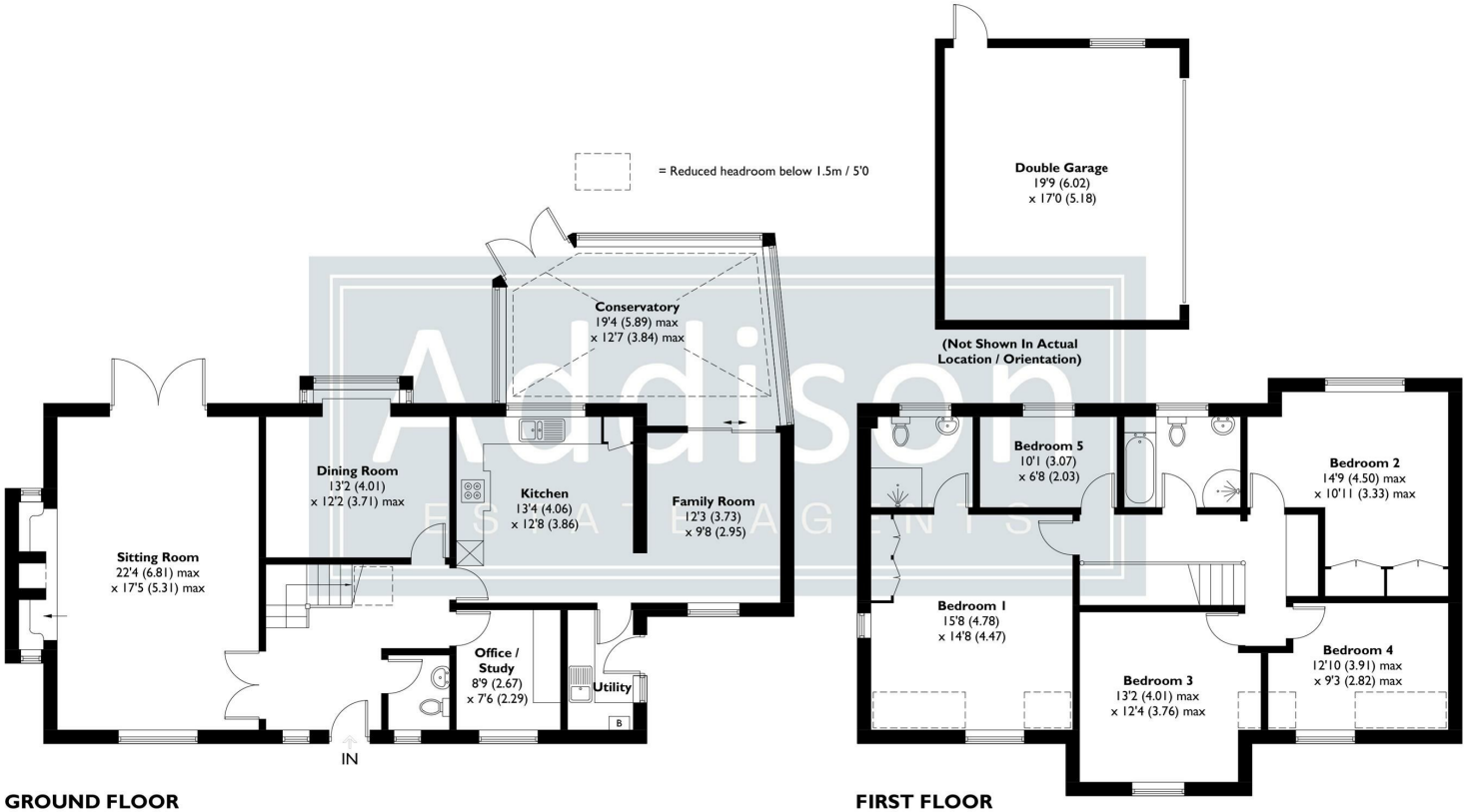



# Further Information

**Council Tax Band:**
**F**

**Estate or Lease Charges if Applicable:**

**APPROXIMATE GROSS INTERNAL AREA = 2373 SQ FT / 220.5 SQ M**
**DOUBLE GARAGE = 336 SQ FT / 31.2 SQ M**
**TOTAL = 2709 SQ FT / 251.7 SQ M**




**GROUND FLOOR**
**1365 SQ FT / 126.8 SQ M**

**FIRST FLOOR**
**1008 SQ FT / 93.7 SQ M**

- EXECUTIVE FIVE-BEDROOM DETACHED FAMILY HOME
- HIGHLY SOUGHT-AFTER GILCHRIST GARDENS DEVELOPMENT
- OVER 2,300 SQ FT OF SPACIOUS ACCOMMODATION
- FULL-DEPTH LIVING ROOM WITH FEATURE INGLENOOK FIREPLACE
- FOUR RECEPTION ROOMS INCLUDING STUDY, DINING ROOM & FAMILY ROOM
- 19FT CONSERVATORY OVERLOOKING THE REAR GARDEN
- PRINCIPAL BEDROOM WITH EN-SUITE
- GENEROUS FRONT & REAR GARDENS
- DETACHED DOUBLE GARAGE WITH ELECTRIC DOORS
- OWNED SOLAR PANELS, TESLA BATTERY & ZAPPI EV CHARGER

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 (ID1335859)
**Produced for Addison Estate Agents**

**If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.**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