



Chimneypots
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Passage Lane, Warsash

Asking Price £1,100,000



A detached home set in the heart of Warsash benefitting direct views of the Hamble River

First floor lounge with balcony to sit and watch the boats go by

Kitchen/ Diner with wood burner

Four bedrooms, en-suite and family bathroom

Enclosed garden wrapping around the property

Garage and ample parking

With outline planning to develop

Offered for sale with no onward chain

An exceptional opportunity for those seeking either a spacious home to modernise or a rare redevelopment prospect

With direct views over the Hamble River, this desirable four-bedroom detached family home sits on a unique and generous plot and is offered to the market for the first time since 1987. Positioned in one of Warsash's most prestigious locations, it presents an exceptional opportunity for those seeking either a spacious home to modernise or a rare redevelopment prospect.

The existing accommodation extends to 1665 sq ft and would benefit from updating, particularly the kitchen and bathrooms. The current owner has secured outline planning approval to remove the existing dwelling and construct four terraced homes with parking — comprising two three-bedroom and two two-bedroom properties — making this an attractive proposition for developers and investors.

Internally, the layout offers versatility, with three double bedrooms on the ground floor, a bathroom/wet room, and an internal single-person lift providing access to the first floor. The kitchen/diner, complete with a wood-burning stove, forms the heart of the home, while the first floor features a large dual aspect living room with patio doors opening onto a balcony where you can sit and watch the activities on the Hamble River, an adjoining office/snug, and a double bedroom with en-suite. Extensive eaves storage is available throughout.

Externally, the property continues to impress. The south-facing rear garden is laid mainly to lawn and framed by mature evergreen and deciduous planting, with fruit trees dotted throughout and a charming fishpond. A large detached garage with boarded loft storage, multiple sheds and greenhouses, and a sweeping driveway providing generous parking complete the setting.

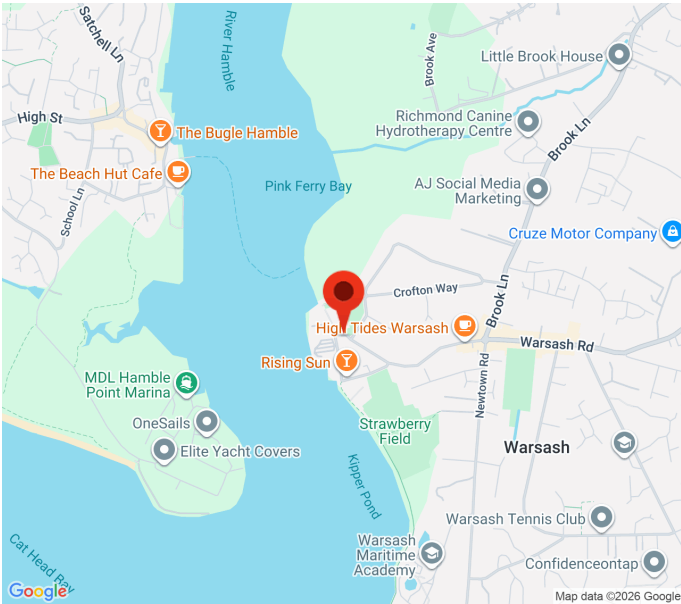
A truly rare offering — and also a rare opportunity in this part of Warsash, whether as a family home with scope to personalise or a significant redevelopment project in a highly sought-after coastal village.



Floor Plan



Area Map



Energy Performance Graph



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