



Addison
ESTATE AGENTS



26 Newtown Road, Warsash, Southampton, SO31 9FZ

£710,000 Freehold

****TWO EN-SUITES | UNDERFLOOR HEATING | NO FORWARD CHAIN | WEST-FACING GARDEN****

Addison Estate Agents are delighted to present this exceptional detached residence, one of just two homes built in 2017 by renowned local developer Capital Homes. Situated just a short walk from the centre of Warsash Village, the property offers stylish contemporary living in a highly sought-after location.

Finished to an impressive specification throughout, the home features triple-glazed UPVC windows, oak internal doors and a striking oak and glass staircase. The stunning Leicht kitchen is fitted with premium integrated appliances and complemented by quartz work surfaces, creating a superb space for both everyday living and entertaining. The ground floor benefits from gas-fired underfloor heating, while the family bathroom and two en-suites are finished with high-quality Porcelanosa tiling.

The bright and spacious accommodation has been thoughtfully designed for modern day living. To the front, a generous brick-paved driveway provides ample off-road parking and offers potential to construct a garage, subject to the necessary consents.

To the rear, the landscaped west-facing garden enjoys an Indian sandstone patio, raised flower beds and a high degree of privacy, making it ideal for outdoor dining and relaxing in the afternoon and evening sun.

The property falls within the catchment areas for Hook-with-Warsash Church of England Academy and Brookfield Community School. Village shops, cafés and amenities are all within easy reach, while Strawberry Fields, the River Hamble and a variety of scenic walks are just moments away.

Offered with no forward chain, this is a great opportunity to acquire a high-specification home in one of Warsash's most desirable locations.



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

Further Information

Local Council:

Council Tax Band:

F

Amount Payable for 2025/2026:

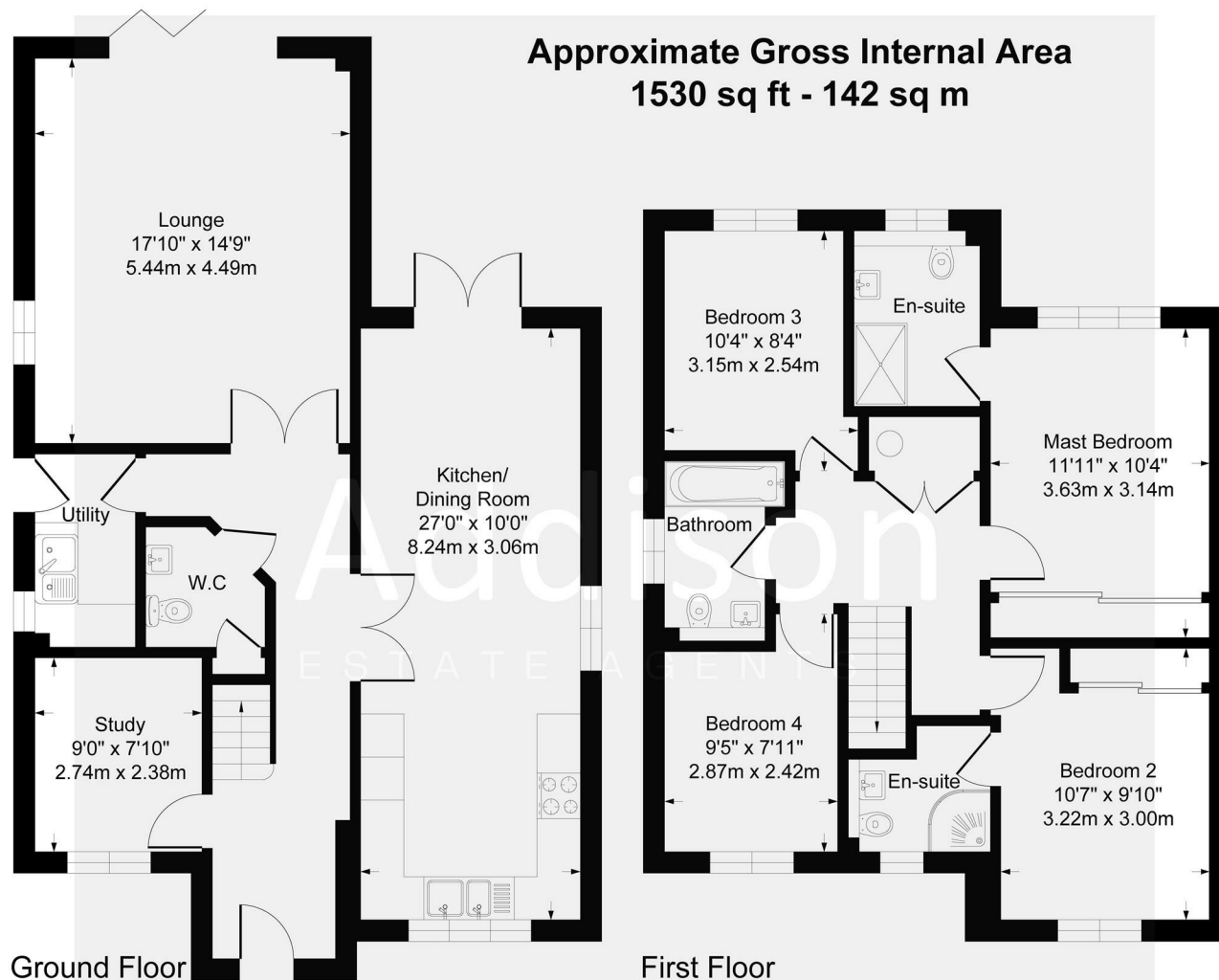
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Estate Management Charge:

TBC

- No Forward Chain

- One of Just Two Homes Built by Capital Homes in 2017
 - Short Walk to Warsash Village Centre
- Leicht Kitchen with Quartz Work Surfaces & Integrated Appliances
- Gas Underfloor Heating to the Ground Floor
 - Oak Internal Doors Throughout
 - Feature Oak & Glass Staircase
- Two En-Suite Shower Rooms Plus Family Bathroom
- Landscaped West-Facing Garden with Raised Flower Beds & Indian Sandstone Patio
- Generous Frontage with Ample Parking & Potential for a Garage (Subject to Planning)



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.