



Addison

ESTATE AGENTS



Manderley Cowes Lane, Warsash, Southampton, Hampshire,
£1,650,000 Freehold

Set at the end of one of Warsash's most prestigious private roads, Manderley is an exceptional five-bedroom family home offering over 2,600 sq ft of elegant accommodation, beautifully established gardens approaching 0.53 acres, and far-reaching glimpses of the Solent. A rare opportunity to secure a landmark property in an outstanding and highly sought-after setting.

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	

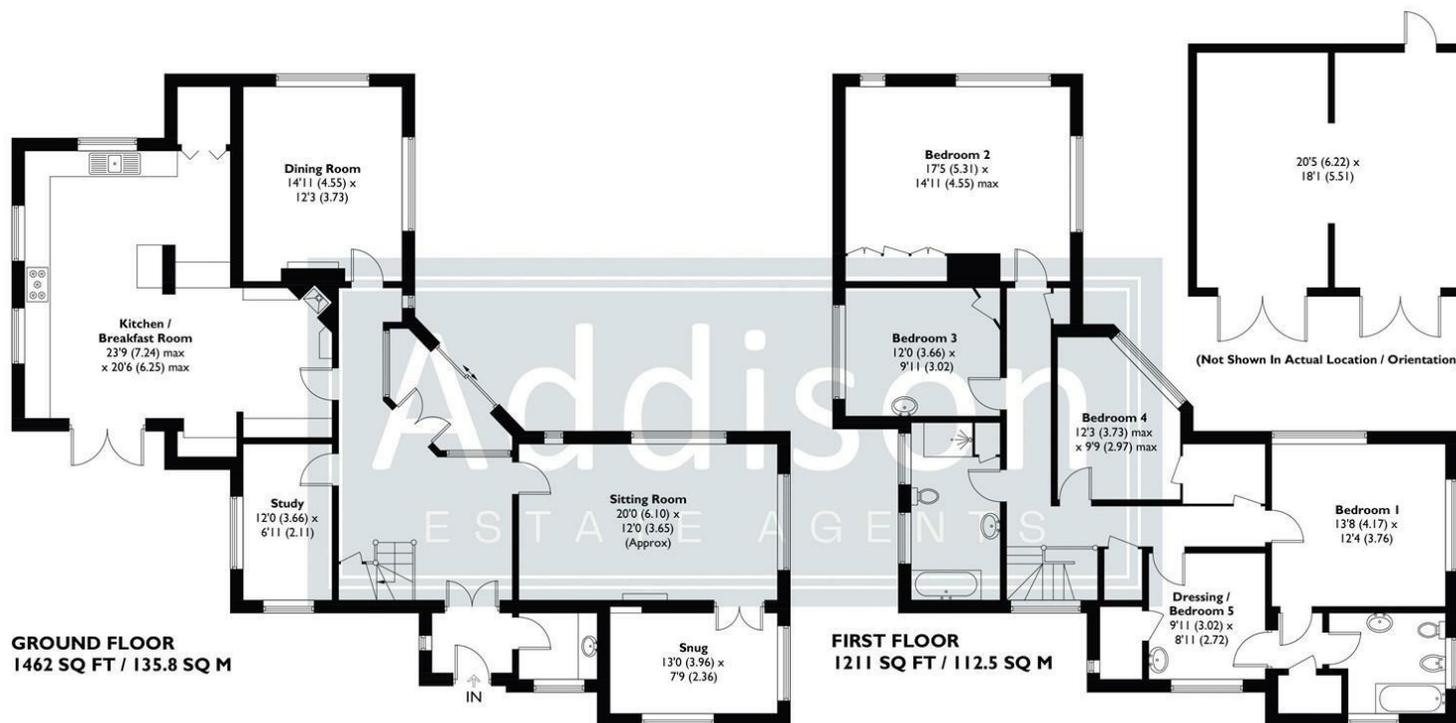
Further Information

Local Council:
Council Tax Band:
H
Amount Payable for 2025/2026:
Add Text here
Estate Management Charge:
TBC





APPROXIMATE GROSS INTERNAL AREA = 2673 SQ FT / 248.3 SQ M
OUTBUILDING = 367 SQ FT / 34.1 SQ M
TOTAL = 3040 SQ FT / 282.4 SQ M



- Substantial five-bedroom detached home set in approximately 0.53 acres
- Beautifully landscaped rear garden with large terrace and summer house
 - Full of charm and character with solid oak staircase, exposed beams and wood flooring
- Multiple reception rooms including sitting room, snug/library, study and formal dining room
- Generous kitchen/breakfast room with walk-in pantry and separate utility room
- Far-reaching views of the Solent from several bedrooms
- Five bedrooms including a principal bedroom with en-suite and two further bathrooms
- Gravel driveway with parking for multiple vehicles and access to a double garage, store and log shed
- Located on one of Warsash's most desirable roads near the River Hamble and Hook Park
- Excellent access to local marinas, footpaths, motorway links and Swanwick train station

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 (ID1184952)
Produced for Addison Estate Agents



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