



Addison
ESTATE AGENTS



Zenith House, 5 Cawtes Reach, Warsash, Southampton, SO31 9EA

£1,875,000 Freehold

Occupying an enviable position within an exclusive gated development of just a handful of prestigious homes, Zenith House is an outstanding family residence extending to over 5,000 sq ft. Built approx. 15 years ago, the property has been meticulously designed to combine timeless architecture with luxurious contemporary living, all set within beautifully landscaped private grounds.

A magnificent vaulted entrance hall creates an unforgettable first impression, with striking oak and glazed detailing setting the tone for the quality found throughout. The accommodation has been thoughtfully arranged to provide an excellent balance of formal entertaining space and relaxed family living.

At the heart of the home is a spectacular open-plan kitchen, dining and family room. Beautifully appointed with handcrafted oak cabinetry, premium integrated appliances, quartz work surfaces and an impressive central island, this remarkable space flows effortlessly into the family area, where a multi-fuel stove provides a warm focal point. Beyond, the stunning orangery, flooded with natural light from its lantern roof and bi-folding doors, enjoys uninterrupted views across the landscaped gardens and is undoubtedly one of the standout features of this exceptional home.

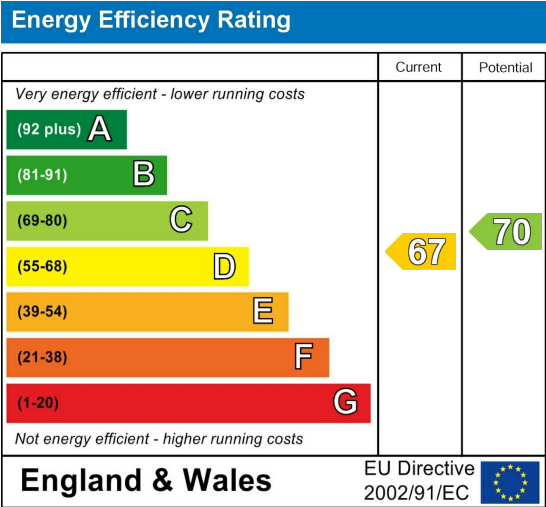
The elegant sitting room centres around a beautiful sandstone fireplace, while double doors connect seamlessly to the formal dining room, creating an ideal space for larger gatherings. A generous study provides an ideal environment for those working from home, whilst a superb games and entertaining room, added by the current owners, offers vaulted oak-beamed ceilings, a bespoke fitted bar and bi-folding doors opening directly onto the terrace, perfect for entertaining family and friends.

The first floor continues to impress with five generous double bedrooms, each benefiting from fitted wardrobes. Three bedrooms enjoy luxurious en-suite shower rooms, whilst the principal suite is truly exceptional, featuring three separate walk-in wardrobes and a beautifully appointed spa-inspired en-suite bathroom. A recently refitted four-piece family bathroom completes the first-floor accommodation with contemporary styling and high-quality finishes.

Approached via electric gates, the property enjoys an extensive block-paved driveway providing parking for numerous vehicles. The detached triple garage benefits from electric doors and is complemented by a versatile first-floor studio with cloakroom, offering excellent potential as a home office, guest suite or hobby room. Additional practical features include a ground floor gardeners' WC and covered log store.

The gardens have been professionally landscaped to create an exceptional outdoor setting, enjoying a high degree of privacy and backing directly onto the beautiful woodland of Holly Hill Park. Extensive sandstone terraces provide superb entertaining space, whilst a charming thatched pergola creates the perfect setting for outdoor dining throughout the warmer months.

Zenith House enjoys a superb location, just over a mile from the heart of Warsash village with its selection of independent shops, cafés, pubs and restaurants. The picturesque River Hamble, renowned for its sailing facilities, is also close by, with the famous Pink Ferry providing regular crossings to Hamble and the prestigious Royal Southern Yacht Club. Southampton and Portsmouth are both easily accessible, whilst Southampton Airport lies approximately 10 miles away, making this a highly convenient location for commuters whilst retaining the charm of a coastal village lifestyle.



Further Information

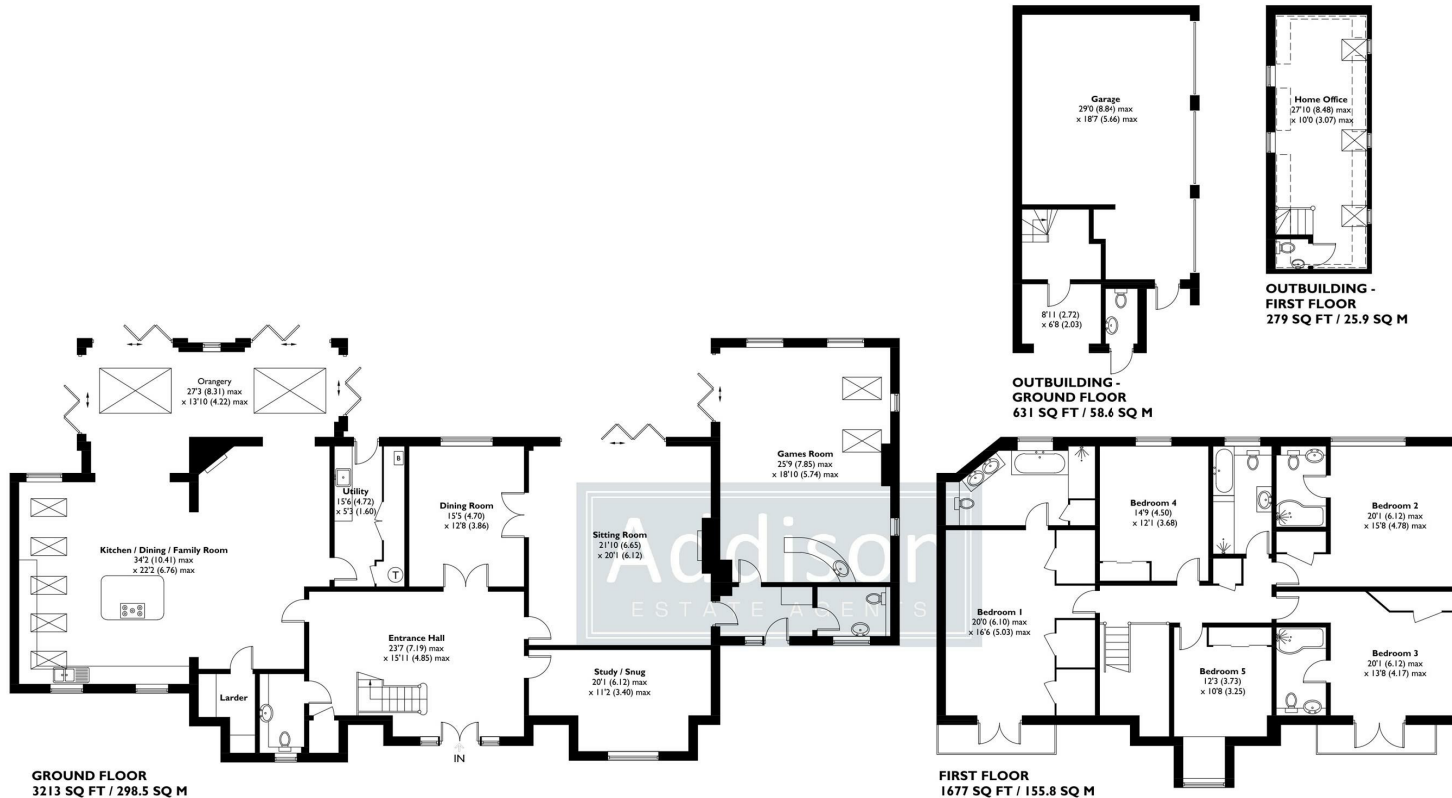
Council Tax Band:
H

Estate or Lease Charges if Applicable:





APPROXIMATE GROSS INTERNAL AREA = 4892 SQ FT / 454.5 SQ M
OUTBUILDINGS = 910 SQ FT / 84.5 SQ M
TOTAL = 5802 SQ FT / 539.0 SQ M



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 (ID1324040)
Produced for Addison Estate Agents

- OVER 5,000 SQ FT of beautifully appointed accommodation within an EXCLUSIVE GATED DEVELOPMENT
- FIVE DOUBLE BEDROOMS, including a luxurious PRINCIPAL SUITE with THREE WALK-IN WARDROBES and spa-style en-suite
- Spectacular OPEN-PLAN KITCHEN / DINING / FAMILY ROOM with premium appliances, quartz worktops and central island
- Stunning ORANGERY with lantern roof and bi-fold doors overlooking the landscaped gardens
- SIX RECEPTION ROOMS, including a formal sitting room, dining room, study and impressive GAMES ROOM WITH BESPOKE BAR
- THREE EN-SUITE BEDROOMS plus a beautifully refitted four-piece family bathroom
- DETACHED TRIPLE GARAGE with electric doors and versatile STUDIO ABOVE with cloakroom
- Beautifully landscaped, private gardens BACKING DIRECTLY ONTO HOLLY HILL WOODLAND, complete with sandstone terraces and thatched pergola
- Secure electric gated entrance with a large driveway providing parking for NUMEROUS VEHICLES
- Ideally located just over a mile from WARSASH VILLAGE, the RIVER HAMBLE and excellent transport links to Southampton and Portsmouth

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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