

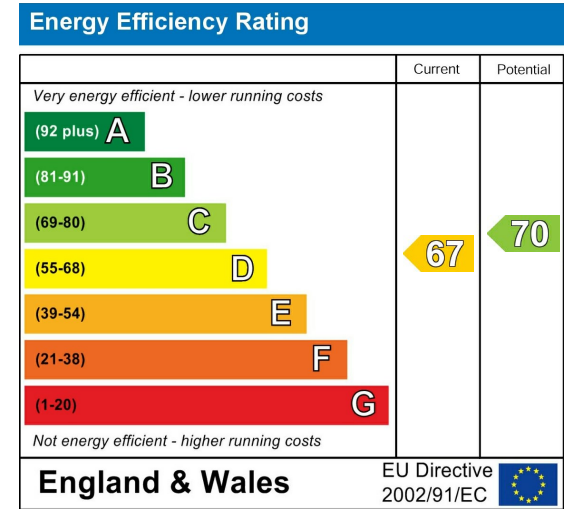


Addison
ESTATE AGENTS



Zenith House, 5 Cawtes Reach, Warsash, Southampton, SO31
£1,875,000 Freehold

An exceptional family home of OVER 5,000 SQ FT, situated within an EXCLUSIVE GATED DEVELOPMENT and backing directly onto HOLLY HILL WOODLAND. Offering FIVE DOUBLE BEDROOMS, SIX RECEPTION ROOMS, a stunning OPEN-PLAN KITCHEN/FAMILY ROOM with ORANGERY, GAMES ROOM with BAR, luxurious PRINCIPAL SUITE, DETACHED TRIPLE GARAGE with STUDIO ABOVE, and beautifully landscaped gardens. Ideally located just a stroll away from WARSASH VILLAGE and the RIVER HAMBLE.



Further Information

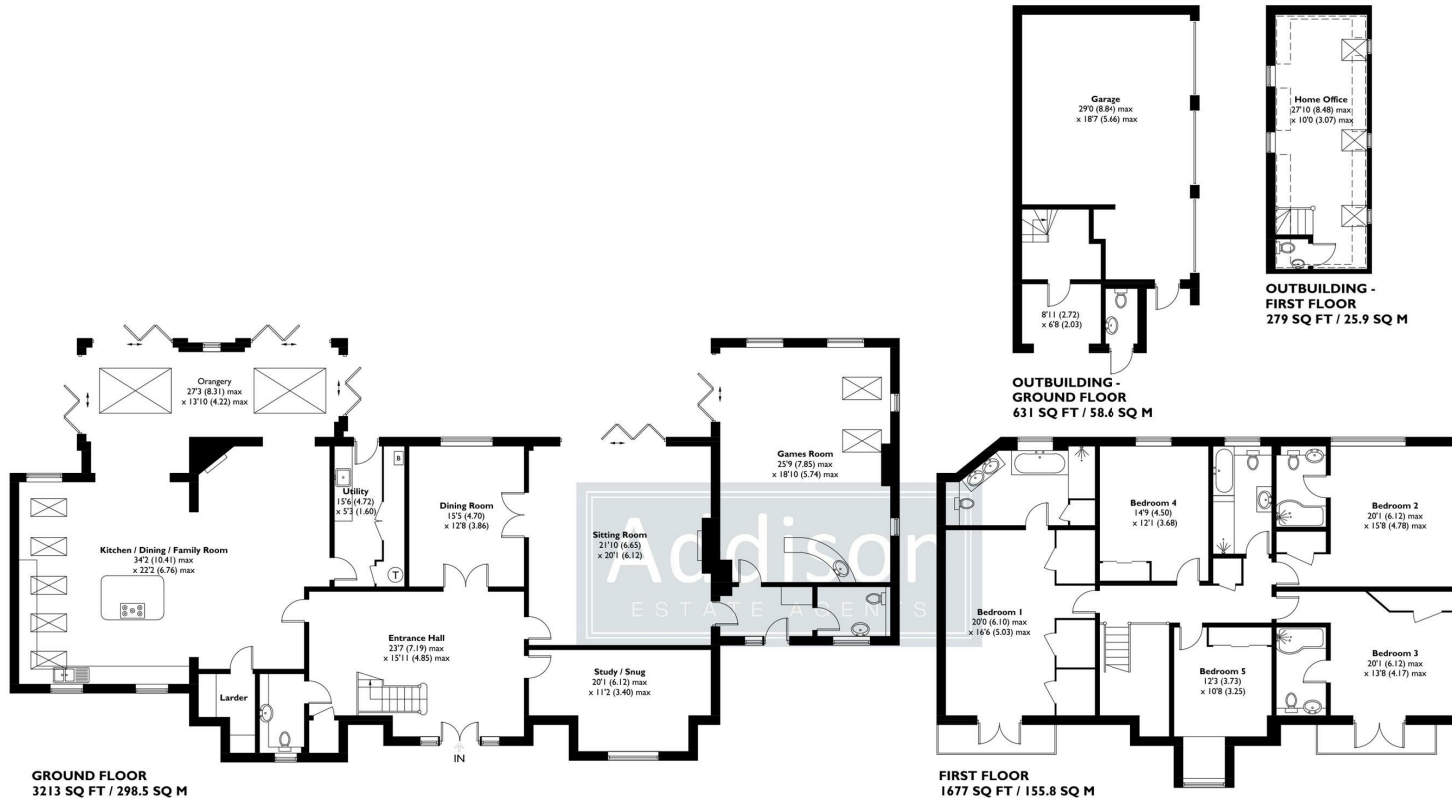
Council Tax Band:
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Estate or Lease Charges if Applicable:





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



- 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

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

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