



Wayfarer Close | Warsash | Southampton | SO31 9AU

Asking Price £615,000



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W&W are delighted to offer for sale this beautifully presented & improved five bedroom detached family home situated in a quiet cul de sac. The property boasts over 1400 sq.ft providing five bedrooms, lounge, 27'2ft kitchen/breakfast room, dining room, utility room, downstairs cloakroom, main bathroom & modern en-suite shower room. Outside, the property sits on an enviable plot providing landscaped front & rear gardens as well as a remainder of garage & driveway parking for multiple vehicles.

Wayfarer Close is a quiet cul de sac in the sought after village of Warsash. The stunning and picturesque village of 'Warsash' which sits on the corner of the River Hamble and Solent shoreline. It offers local amenities, stunning walks and has pubs and restaurants nearby. In neighbouring Locks Heath there are more extensive shopping facilities which includes a Waitrose, library and community centre. There are also good bus links nearby and a short drive to Junction 9 of the M27 providing links to Portsmouth, Southampton and beyond.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-







Beautifully presented & vastly improved five bedroom detached family home

Sitting on an enviable plot situated in a quiet cul de sac location

Entrance hall enjoying attractive ceramic tiled flooring & built in understairs storage cupboard

Spacious lounge with walk in bay window & centrepiece log burner fire

Impressively sized 27'2ft open plan kitchen/breakfast room with open access into the dining room & door opening out to the rear garden



Modern kitchen enjoying high gloss units, quartz worktops & breakfast bar

Integrated appliances include double oven, hob, dishwasher, wine cooler, Quooker boiling hot water tap & space for american style fridge/freezer

Dining room with double doors opening out to the rear garden

Utility room providing additional storage & space/plumbing for appliances

Downstairs cloakroom comprising two piece suite

Tenure: Freehold
EPC Rating: C
Council Tax Band: E

Main bedroom benefitting from double built in wardrobes & en-suite

Modern en-suite shower room comprising three piece suite & attractive wall tiling

Three additional bedrooms all benefitting from built in wardrobes

Bedroom five is currently being used as a home office fitted with built in office furniture/storage

Main bathroom comprising three piece suite

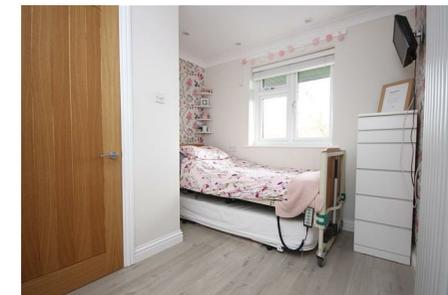
Replacement oak internal doors throughout & replacement external windows & doors throughout

Landscaped rear garden enjoying large paved patio perfect for alfresco dining, area laid to lawn with display flower/shrubbery & enclosed wooden area with power & lighting

The garden also enjoys outside tap & power sockets

Remainder of garage & driveway parking

Landscaped front garden laid to mature shrubbery





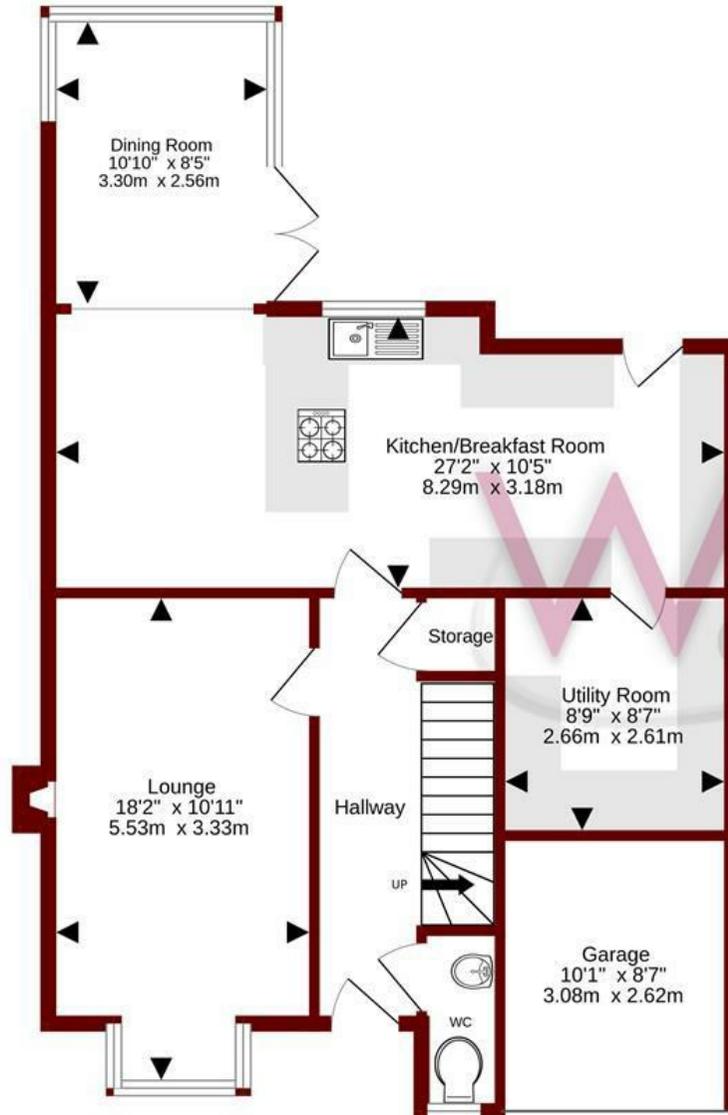
The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with a 2020 replacement ideal boiler & hot water tank

Broadband - There is broadband connected to the property

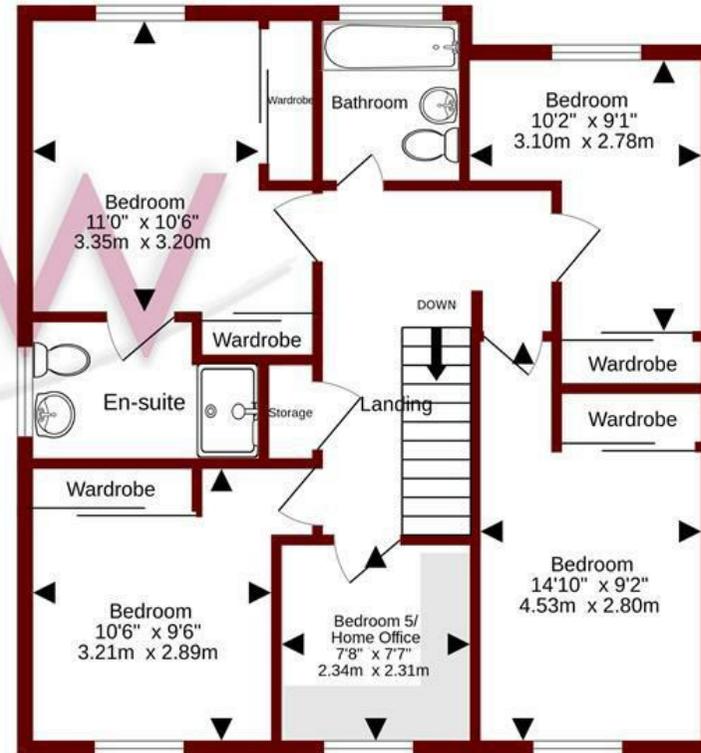
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Ground floor
792 sq.ft. (73.5 sq.m.) approx.



1st floor
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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		

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