



WARSASH

HAMPSHIRE

PRICE GUIDE £635,000



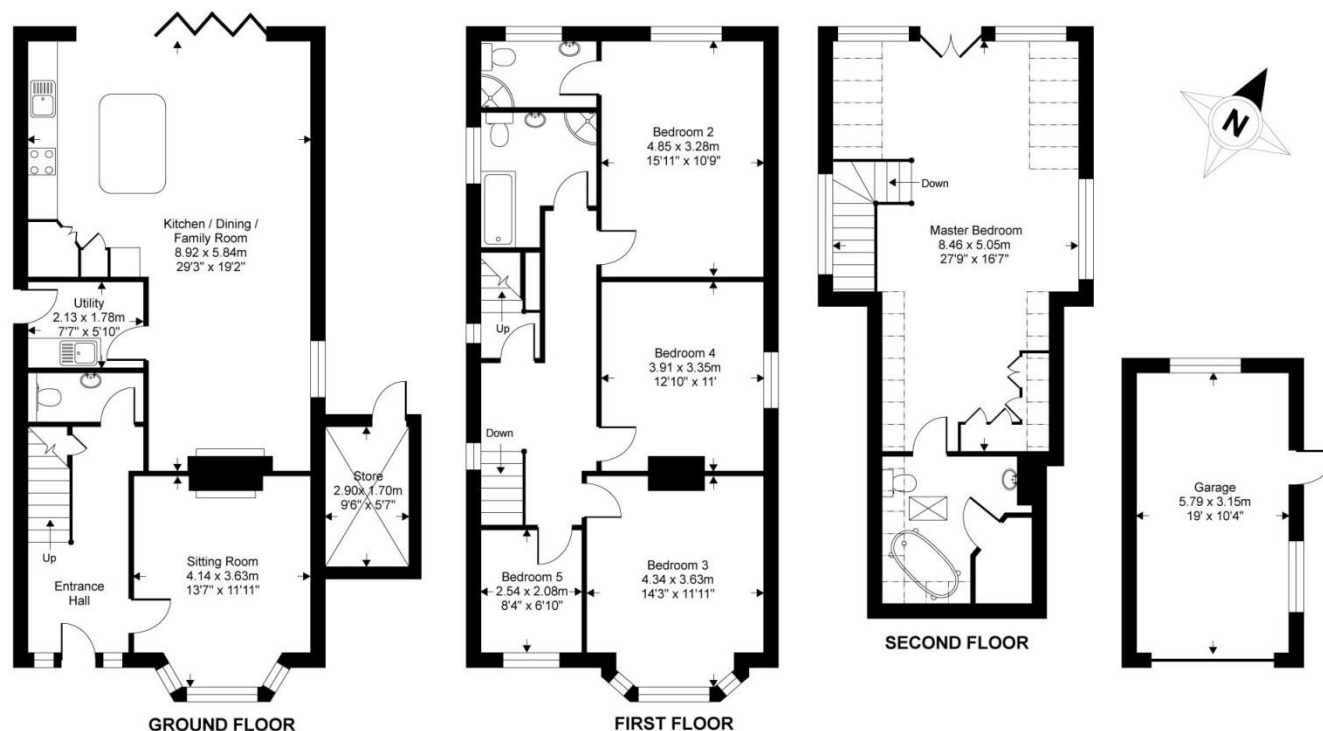
87 BROOK LANE

WARSASH, HAMPSHIRE, SO31 9FE

Situated in an extremely sought after location near Warsash village centre, a light and spacious family home of generous proportions, originally constructed in the 1930's and sympathetically extended by my clients in 2013. The accommodation is immaculate throughout, situated over 3 floors and offers 5 bedrooms, 4 of which are generous double bedrooms, 3 beautifully fitted bathrooms with contemporary suites and 2 reception rooms including a stunning fully integral live in kitchen/dining/family room. Outside, the property is approached via a gravel driveway which leads to the detached garage. A particular feature is the rear garden which is mainly laid to lawn with mature trees, shrubs and vegetable garden, in addition to a substantial terrace, which backs onto protected woodland

APPROX. GROSS INTERNAL FLOOR AREA 2025 SQ FT 188.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)
OUTBUILDINGS APPROX. GROSS INTERNAL FLOOR AREA 249 SQ FT 23.1 SQ METRES (INCLUDING GARAGE)

Denotes restricted
head height



SUMMARY OF FEATURES

- Double glazed UPVC windows
- Solid oak flooring to Entrance Hall, Kitchen and Master Bedroom.
- Solid oak doors
- High ceilings throughout.
- Beautifully fitted kitchen with integral appliances to include double oven and grill, dishwasher, induction hob with extractor over, fridge/freezer and wine cooler.
- Bi-fold doors from Kitchen to Garden.
- Open fireplace in Kitchen/Dining Room.
- Log burner to Sitting Room.
- Light and spacious Master Bedroom with newly fitted contemporary Bathroom.
- Fitted shutters, wardrobes and drawers to Master Bedroom.
- Extensive terrace with fitted seating, raised beds and LED lighting.
- Detached garage with power and light.
- Attractive garden backing onto woodland.
- Sought after central location, walking distance to local amenities.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's). 1. Penyards have not checked the suitability, specification or working conditions of any services, appliance, or equipment. 2. Whilst every effort has been made to ensure the accuracy of the floorplan contained here in, measurements or doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. Any measurement given is for initial guidance only and should not be relied upon as a basis of valuation. 3. The enforceability and validity of any Guarantee cannot be confirmed by the Agents even though documents may exist. 4. It should not be assumed that any fitting or furnishings photographed are included in the sale unless specified; nor that the Property remains as shown in the photograph. **Copyright nichecom.co.uk 2015**

87 BROOK LANE

WARSASH, HAMPSHIRE, SO31 9FE



GENERAL INFORMATION

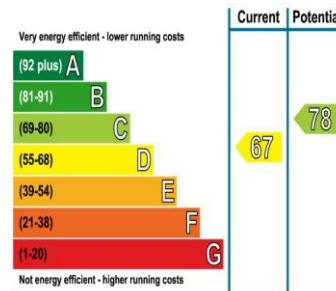
TENURE: Freehold

SERVICES: Mains gas, electricity, water and drainage

LOCAL AUTHORITY: Fareham Tax Band E

DIRECTIONS

Exit the M27 J8, following signs onto the A27 in direction of Fareham. Immediately after the green on the right at Sarisbury Green turn right into Barnes Lane, follow for its entirety, turning right onto Brook Lane. The property will be found on the right hand side.



VIEWING STRICTLY BY APPOINTMENT

T: 01329 844812

E: titchfield@penyards.com

41 The Square, Titchfield, PO14 4RT