



Addison
ESTATE AGENTS



84 Brook Lane, Warsash, Southampton, Hampshire, SO31 9FD

£850,000 Freehold

This deceptively spacious five-bedroom detached home on sought-after Brook Lane, Warsash, offering over 2,350 sq. ft. of well-balanced accommodation on a generous plot of approximately 0.25 acres. The property features a stunning kitchen/dining/family room with inglenook fireplace overlooking a beautiful south-facing garden, a further lounge with log burner.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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	

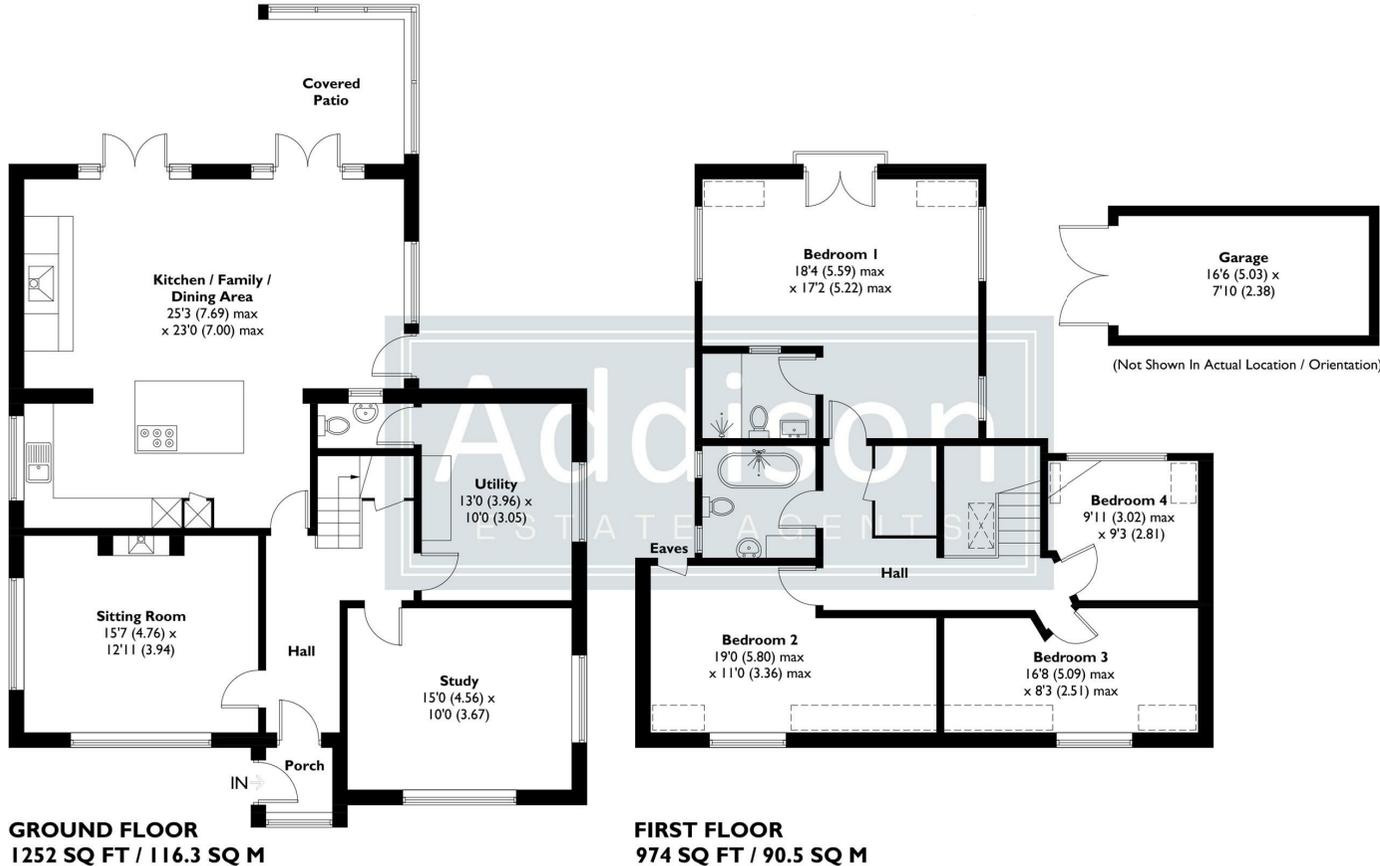
Further Information

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





APPROXIMATE GROSS INTERNAL AREA = 2226 SQ FT / 206.8 SQ M
GARAGE = 130 SQ FT / 12.1 SQ M
TOTAL = 2356 SQ FT / 218.9 SQ M
(EXCLUDING COVERED PATIO)



- Deceptively spacious five-bedroom detached home extending to approximately 2,350 sq. ft.
- Generous plot of around 0.25 acres with a beautifully maintained south-facing rear garden
- Stunning kitchen/dining/family room with large island, inglenook fireplace and garden views
 - Separate front-aspect lounge featuring a characterful log burner
- Versatile study/bedroom five ideal for home working or guest accommodation
- Substantial utility/boot room with additional cloakroom
- Principal bedroom with Juliet balcony overlooking the garden and modern en-suite
- Extensive driveway providing ample parking for multiple vehicles, boat or caravan
- Excellent entertaining spaces both internally and externally
- Sought-after non-estate location on Brook Lane, within walking distance of the village, waterfront and well-regarded schools

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 (ID1287151)
Produced for Addison Estate Agents



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01489 668 999



sales@addisonestateagents.co.uk



www.addisonestateagents.co.uk