



Addison

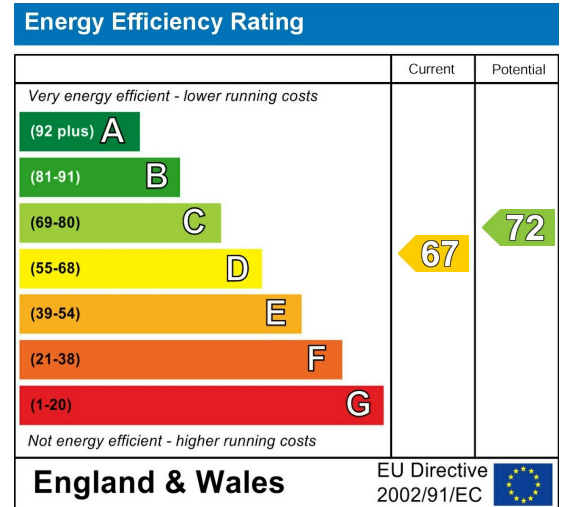
ESTATE AGENTS



7 Lower Spinney, Warsash, Southampton, Hampshire, SO31

£625,000 Freehold

* First time to market since the 1970s * Four double bedrooms * 28ft open-plan kitchen/dining area * Large utility room and conservatory * Study/reading nook plus family bathroom and en-suite * Driveway and double garage *



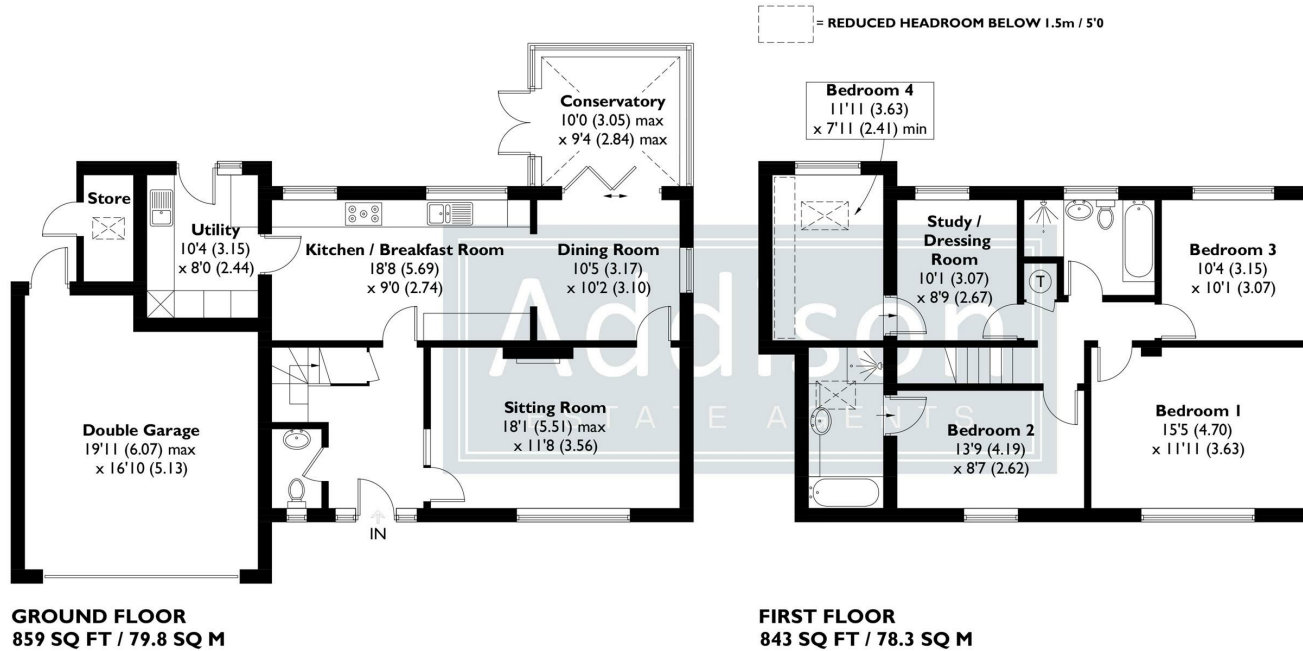
Further Information

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





APPROXIMATE GROSS INTERNAL AREA = 1702 SQ FT / 158.1 SQ M
GARAGE / STORE = 341 SQ FT / 31.7 SQ M
TOTAL = 2043 SQ FT / 189.8 SQ M



- First time to the market since construction, offering a rare and individual detached home
- Four generous double bedrooms plus an additional study/reading area on the first floor
- Striking lounge with an expansive front window providing exceptional natural light
- Impressive 28ft open plan kitchen/dining room forming the heart of the home
- Large utility room created through a thoughtful side extension with direct garden access
- Conservatory overlooking the rear garden, ideal for quiet relaxation
- Driveway leading to a double garage with electric door for excellent parking and storage
- Unique tiered rear garden with multiple seating and planting areas full of spring colour
- Upper garden level with lawn and potential for further informal parking
- Peaceful cul de sac location close to the village, waterfront and highly regarded local schooling, with a complete onward chain in place

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 (ID1269329)
Produced for Addison Estate Agents



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