

GUIDE PRICE

£1,100,000

Freehold

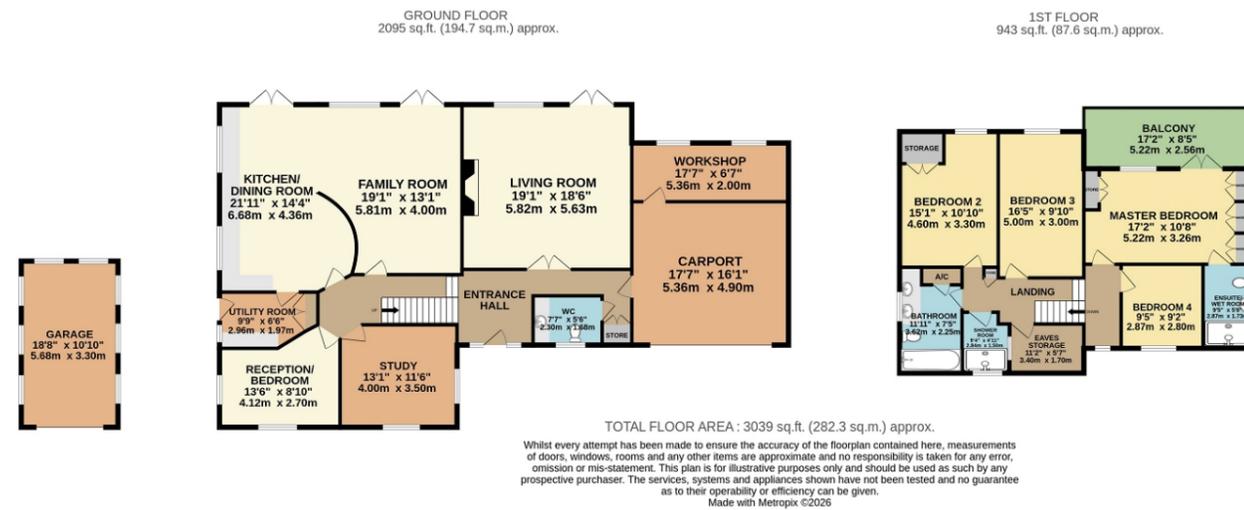
Greenaway Lane, Warsash, SO31 9HT

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BRAMBLES



Greenaway Lane, Warsash, SO31 9HT

4 Beds - 3 Baths

Brambles Estate Agents are delighted to present this exceptional opportunity in sought-after Warsash; A detached four-bedroom family home set on a 0.6 acre south facing plot with outstanding potential.

FEATURES

- Set on a generous 0.6 acre south facing plot
- Fantastic renovation potential with scope for extension or development (STPP)
- Over 3000 sq ft of total accommodation
- Four bedrooms, four reception rooms
- Balcony & ensuite to the master bedroom
- Extensive rear garden
- Single garage, double car port & workshop
- Driveway parking for several cars
- Ideally located within walking distance to the local amenities of Warsash Village.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Situated at the end of a quiet no-through road in the highly desirable village of Warsash, this substantial 4/5 bedroom detached home presents a rare opportunity to renovate, reconfigure, or potentially develop (subject to the necessary consents).

Occupying a generous 0.6 acre plot, the property offers impressive space both inside and out. The ground floor provides versatile and well-proportioned living accommodation, including four reception rooms ideal for flexible family living, entertaining, or home working. A separate utility room and downstairs WC add further practicality.

Upstairs, there are four spacious double bedrooms, including a master suite benefitting from a private balcony and ensuite shower room. A family bathroom and separate shower room serve the remaining bedrooms, ensuring excellent convenience for growing families.

Externally, the property continues to impress, with driveway parking for several cars, a single garage, double car port and workshop. The extensive rear garden is mainly laid to lawn with a large patio area ideal for outdoor entertainment, but also provides scope to extend or develop (STPP).

This is a rare chance to acquire a substantial home on a large plot in one of the areas most sought-after locations, offering fantastic renovation and investment potential. Early viewing is highly recommended to appreciate the scale and opportunity on offer.



Outside

Driveway parking for several vehicles. Single garage plus double car port. Front garden laid to lawn with mature trees, hedges and borders. Side access.

Entrance Hall

Wooden front door with fixed glazing either side. Security alarm controls. Flooring laid to tiles and carpet. Skirting boards. Radiator. Access to breaker switches. Built in storage cupboard. Wooden staircase rising to first floor. Doorways lead to all rooms on ground floor.

Study (11' 6" x 13' 1") or (3.50m x 4.0m)

Double glazed windows to front and side. Carpet. Skirting boards. Radiator.

Reception Room/Bedroom Five (8' 10" x 13' 6") or (2.70m x 4.12m)

Double glazed windows to front and side. Carpet. Skirting boards. Radiator. Hand wash basin.

Kitchen/Diner (21' 11" x 14' 4") or (6.68m x 4.36m)

Double glazed windows to side. French doors open out to back garden. Vinyl flooring. Matching wall and base units. Ample work surfaces. Tiles splash backs. Double stainless steel sink and drainer with chrome mixer tap. Range cooker and hood. Built in seating area with storage incorporated. Space for dining table and chairs. Built in panty cupboards. Inset spot lights. Doorway to utility room. Opening to family room.

Utility Room (6' 6" x 9' 9") or (1.97m x 2.96m)

Tiled flooring. Half tiled walls. Wall units. Work surface with space for appliances beneath. Sink with chrome mixer tap. Radiator. Built in storage cupboard. Doorway to garden.

Family Room (19' 1" x 13' 1") or (5.81m x 4.0m)

Double glazed window to rear. French doors open to back garden. Carpet. Skirting boards. Radiator.

Lounge (18' 6" x 19' 1") or (5.63m x 5.82m)

Double glazed window to garden. French doors open to back garden. Carpet. Skirting boards. Two radiators. Open fireplace.

W.C (5' 6" x 7' 7") or (1.68m x 2.30m)

Double glazed window to front. Tiled floor. Low level WC with cistern. White wash basin with chrome taps. Fitted vanity units. White ladder style heated towel rail.

Garden

Generous plot. Laid to lawn. Large patio area. Wooden pergola. Mature trees, hedgerows and flower beds. Outbuilding provides access to oil fuelled heating tank and boiler. Side access.

Landing (6' 5" x 19' 8") or (1.96m x 6.0m)

Window to front. Carpet. Skirting boards. Radiator. Built in storage cupboard. Doorways lead to all rooms on first floor.



Other

Fareham Borough Council tax Band G £2705.69 2025/26 charges. Vendors position: No forward chain.



Bedroom One (10' 8" x 17' 2") or (3.26m x 5.22m)

Double glazed window to rear. French doors open out to terrace. Carpet. Skirting boards. Built in storage. Radiator. Doorway to ensuite.

En Suite (9' 5" x 5' 8") or (2.87m x 1.73m)

Wet room. Window to side. Vinyl flooring. Tiled walls. Low level WC with cistern. White pedestal wash basin with chrome taps. Electric shower. Chrome ladder style heated towel rail. Electric shaving point. Extractor fan.

Bedroom Two (15' 1" x 10' 10") or (4.60m x 3.30m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Eaves storage. Fitted bedside tables.

Bedroom Three (16' 5" x 9' 10") or (5.0m x 3.0m)

Double glazed window to back garden. Carpet. Skirting boards. Radiator. Eaves storage.

Bedroom Four (9' 5" x 9' 2") or (2.87m x 2.80m)

Window to front. Carpet. Skirting boards. Radiator.

Family Bathroom (11' 11" x 7' 5") or (3.62m x 2.25m)

Double glazed window to side. Tiled walls. Tiled floor. Bath with chrome taps and shower attachment. Low level WC with concealed cistern. His and hers wash basins with chrome taps. Radiator. Airing cupboard housing the water cylinders.

Shower Room (9' 4" x 4' 11") or (2.84m x 1.50m)

Double glazed window to side. Tiled floor. Fully tiled shower cubicle with electric shower and glass screen. Chrome ladder style heated towel rail. Extractor fan.

Storage Cupboard (5' 7" x 11' 2") or (1.70m x 3.40m)

Large eaves storage cupboard with built in shelving.

Garden

Generous plot. Laid to lawn. Large patio area. Wooden pergola. Mature trees, hedgerows and flower beds. Outbuilding provides access to oil fuelled heating tank and boiler. Side access.

Garage (18' 8" x 108' 3") or (5.68m x 33.0m)

Single garage. Windows to back garden.

Car Port (16' 1" x 17' 7") or (4.90m x 5.36m)

Double car port. Doorways to house and storage shed.

Storage Shed (6' 7" x 17' 7") or (2.0m x 5.36m)

Windows to back garden. Power and lighting.



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