



**Addison**  
ESTATE AGENTS



37A Warsash Road, Warsash, Southampton, SO31 9HW  
**£695,000 Freehold**

\* No forward Chain \* Constructed approx. 10 years ago \* Underfloor heating to ground floor \* Large 26ft kitchen/dining/family room \* Wardrobes to all bedrooms \* Warsash Village Location \*

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

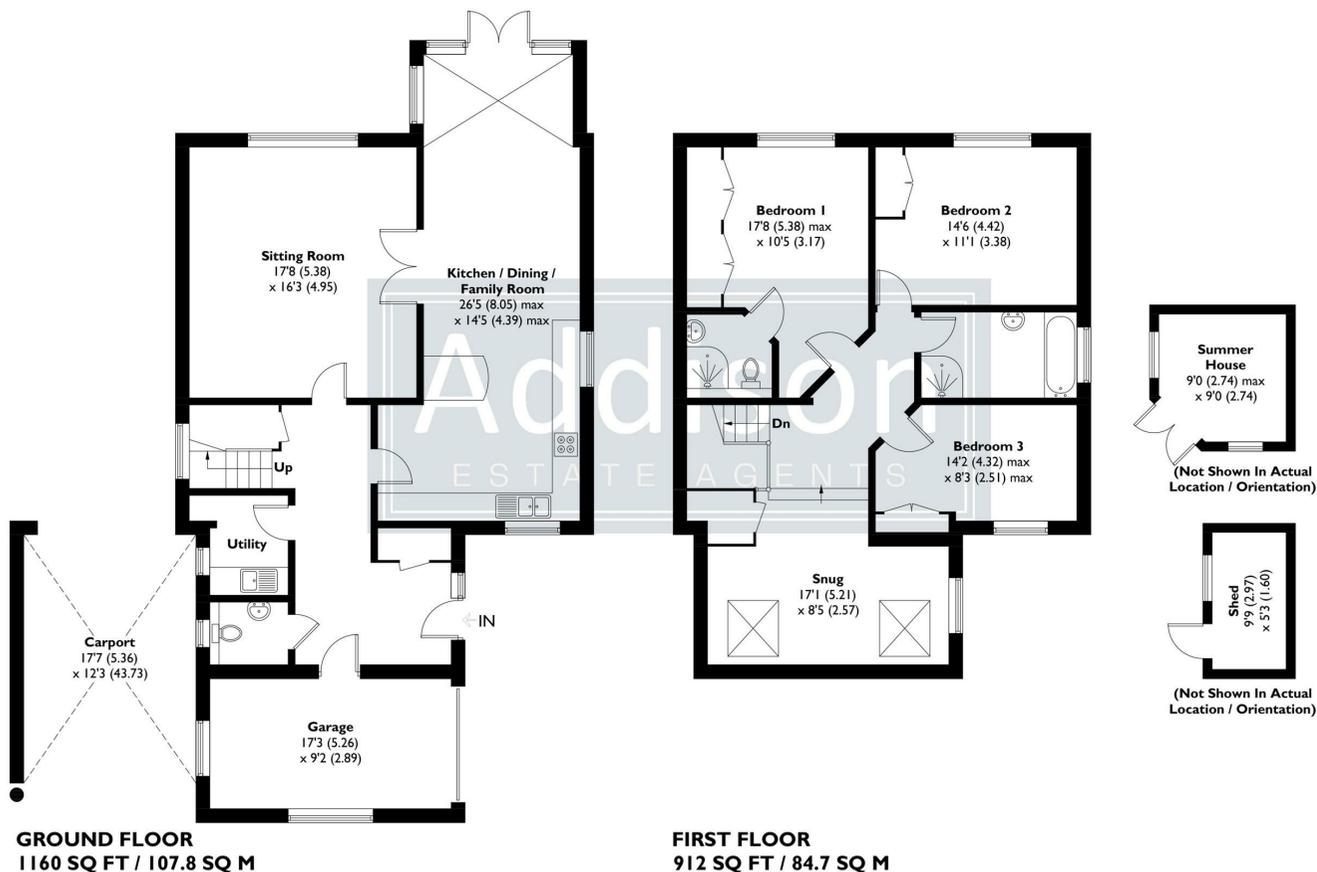
## Further Information

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





**APPROXIMATE GROSS INTERNAL AREA = 2072 SQ FT / 192.5 SQ M**  
**OUTBUILDINGS = 127 SQ FT / 11.8 SQ M**  
**TOTAL = 2199 SQ FT / 204.3 SQ M**  
**(EXCLUDING CARPORT)**



- Individually designed detached home built approximately 10 years ago by a reputable local developer
- Unique and well-planned layout centred around a large L-shaped entrance hallway
- Impressive 26ft kitchen, dining and family room ideal for modern living and entertaining
- Spacious square lounge plus utility room and ground-floor cloakroom
- Underfloor heating throughout the ground floor
- Three large double bedrooms, all with fitted wardrobes
- Principal bedroom with modern en-suite shower room
- Versatile first-floor landing originally designed as a fourth bedroom, with provision to enclose if required
- Ample off-road parking, side carport and single garage with potential for conversion (subject to consent)
- Private position set back from Warsash Road, moments from the village, waterfront and Warsash Common, offered with no onward chain

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 (ID1270894)  
**Produced for Addison Estate Agents**



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