



16



Addison


ESTATE AGENTS



16 Crofton Way, Warsash, Southampton, Hampshire, SO31

£1,625,000 Freehold

Architectural elegance meets contemporary luxury in this 3,800 sq. ft. statement home on one of Warsash's most prestigious roads, just moments from the River Hamble. Exquisitely renovated, it features a stunning 45ft open-plan kitchen/living space, landscaped gardens with a garden room, and four luxurious bedroom suites.

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

Further Information

Local Council:

Council Tax Band:

G

Amount Payable for 2025/2026:

Add Text here

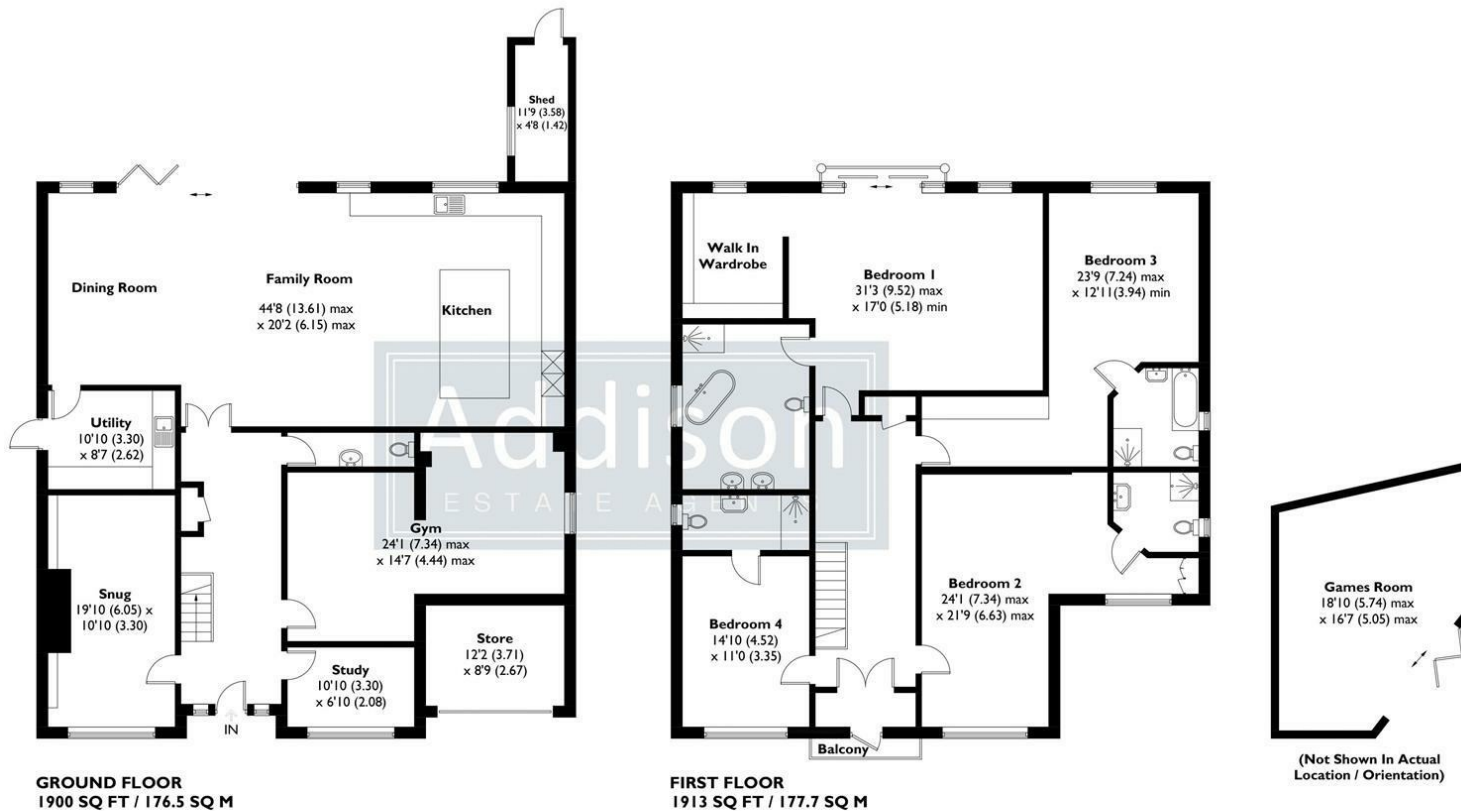
Estate Management Charge:

TBC





APPROXIMATE GROSS INTERNAL AREA = 3813 SQ FT / 354.2 SQ M
OUTBUILDINGS = 450 SQ FT / 41.8 SQ M
TOTAL = 4263 SQ FT / 396 SQ M



- Over 3,800 sq. ft. of beautifully renovated accommodation
- Gated entrance with extensive parking
- Expansive open-plan Kitchen/Dining/Living Room with bifold doors
- Premium appliances and Smart Home automation
 - Four bedroom suites with potential for a fifth
- Stylish Sitting Room with media wall and electric fire
 - Versatile Gym and impressive Utility Room
 - Fully insulated Garden Room with electrical certification
- Landscaped rear garden with hot tub and ambient lighting
- Underfloor heating, Sonos sound system, CCTV, and WiFi boosters

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 (ID1235113)
Produced for Addison Estate Agents



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