

SALE AGREED



Addison
ESTATE AGENTS



26 Osborne Road, Warsash, Southampton, SO31 9GG
£695,000 Freehold

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Having been beautifully improved and extended by the current owners, this exceptional semi-detached cottage dating back to circa 1890 perfectly combines original character features with stylish contemporary living. Offering spacious and versatile accommodation throughout, this wonderful home is ideally positioned within walking distance of Hook with Warsash Primary School and the heart of Warsash Village.

The property retains much of its original charm with two elegant reception rooms forming part of the original house, creating cosy yet versatile living spaces full of character and warmth. To the rear, the property opens into a stunning extended kitchen/family room designed perfectly for modern family living and entertaining. The kitchen is fitted with attractive navy units complemented by white quartz work surfaces, whilst bifold doors open directly onto the private west-facing rear garden, allowing for an abundance of natural light and seamless indoor/outdoor living. A separate utility room is conveniently positioned off the kitchen.

Upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from its own ensuite shower room.

Externally, one of the standout features of this home is the detached outbuilding with its own independent access which offers superb versatility. The current owners successfully operate the building as an Airbnb generating approximately £15,000 per annum, although it could equally suit use as an annexe; there is also a detached home office/studio further down the garden.

The rear garden is a fantastic size, enjoying a private west-facing aspect ideal for mid-morning sun and all the way to sunset. To the side of the property there is driveway parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales		EU Directive 2002/91/EC

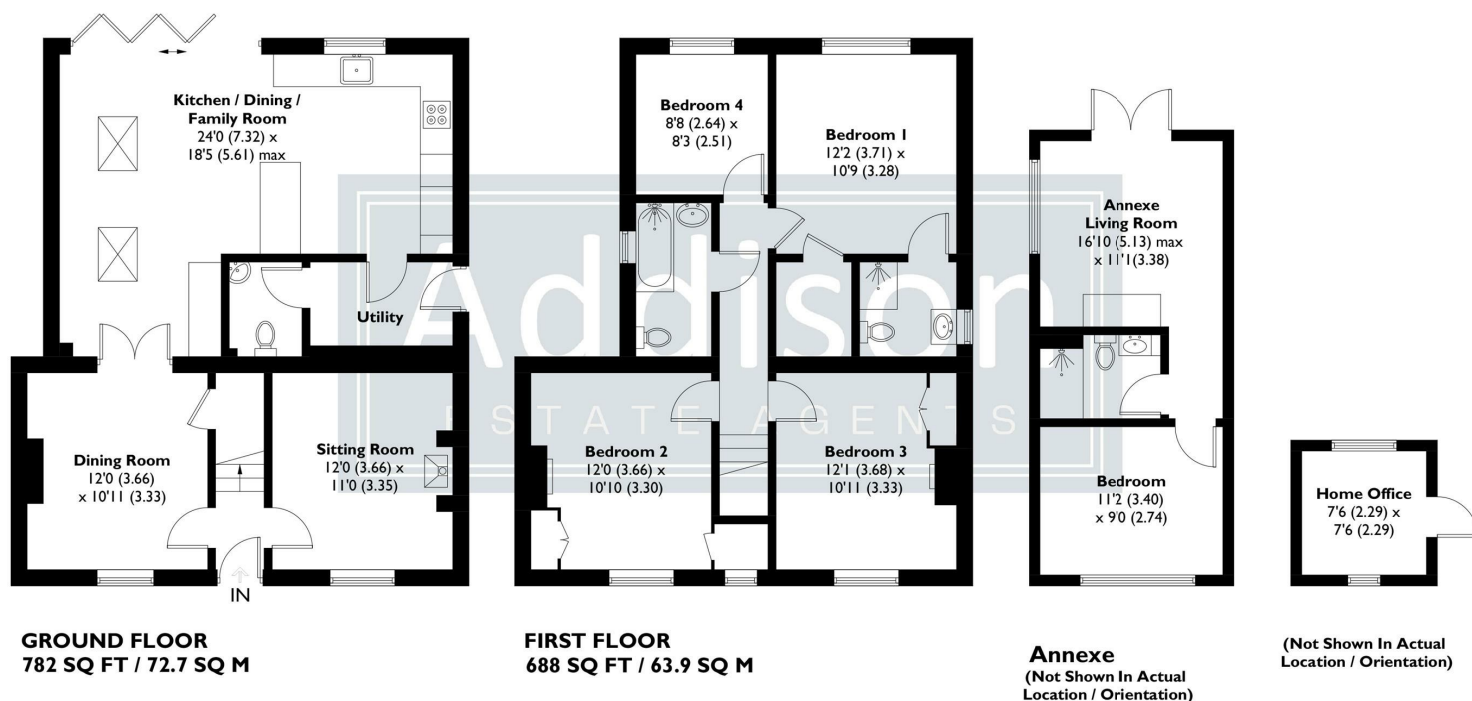
Further Information

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





APPROXIMATE GROSS INTERNAL AREA = 1470 SQ FT / 136.6 SQ M
OUTBUILDINGS = 352 SQ FT / 32.7 SQ M
TOTAL = 1822 SQ FT / 169.3 SQ M



- SOLD BEFORE IT EVEN HIT RIGHTMOVE. FOUND THROUGH OUR SOCIAL MEDIA. FOLLOW OUR PAGES FOR MORE.
- Sympathetically extended and vastly improved by the current owners
- Stunning blend of original character features and contemporary styling
 - Four bedrooms with ensuite to the principal bedroom
- Impressive kitchen/family room with bifold doors opening onto the garden
 - Stylish navy kitchen with white quartz work surfaces
 - Detached annexe/Airbnb currently generating approximately £15,000 per annum
- Large private west-facing rear garden and driveway parking
- Walking distance to Hook with Warsash Primary School and Warsash Village
- Two charming reception rooms forming part of the original cottage, full of character and versatility

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 (ID1305138)
Produced for Addison Estate Agents



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