



Addison
ESTATE AGENTS

Addison
FOR SALE
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22 Crofton Way, Warsash, Southampton, SO31 9FP

£1,295,000 Freehold

Situated on the highly regarded Crofton Way in Warsash and offered for sale with no forward chain, Gunwalloe is an attractive detached family home offering generous accommodation, a superb plot and excellent potential for enlargement, all within easy reach of the River Hamble and village amenities.

The property is approached via gates onto a large block paved driveway providing ample parking and access to the double garage. An appealing front façade creates an immediate sense of presence.

The entrance hallway gives access to all principal ground floor rooms. The lounge runs the full depth of the house with a triple aspect and doors into the conservatory, creating a bright and spacious main reception room. To the rear, the kitchen and separate dining room sit adjacent to one another, offering clear potential to open up into a spacious kitchen/diner (subject to the necessary consents). A separate study provides additional flexibility, while a convenient downstairs WC completes the ground floor accommodation.

A utility room off the kitchen has external access to the front, ideal for muddy boots or dogs, and internal access to the double garage.

Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom. The loft is of a good size and offers potential for conversion (subject to planning), with scope to enhance views towards the River Hamble.

Planning permission was granted in 2002 (now lapsed) to extend over the garage to create additional first floor bedroom space, demonstrating clear scope for further enlargement subject to renewed approval.

The rear garden is a particular feature, larger than many neighbouring plots and beautifully maintained, offering privacy and, from certain points, glimpses towards the River Hamble.

A substantial home in one of Warsash's most sought-after roads, combining space, position and future potential.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Further Information

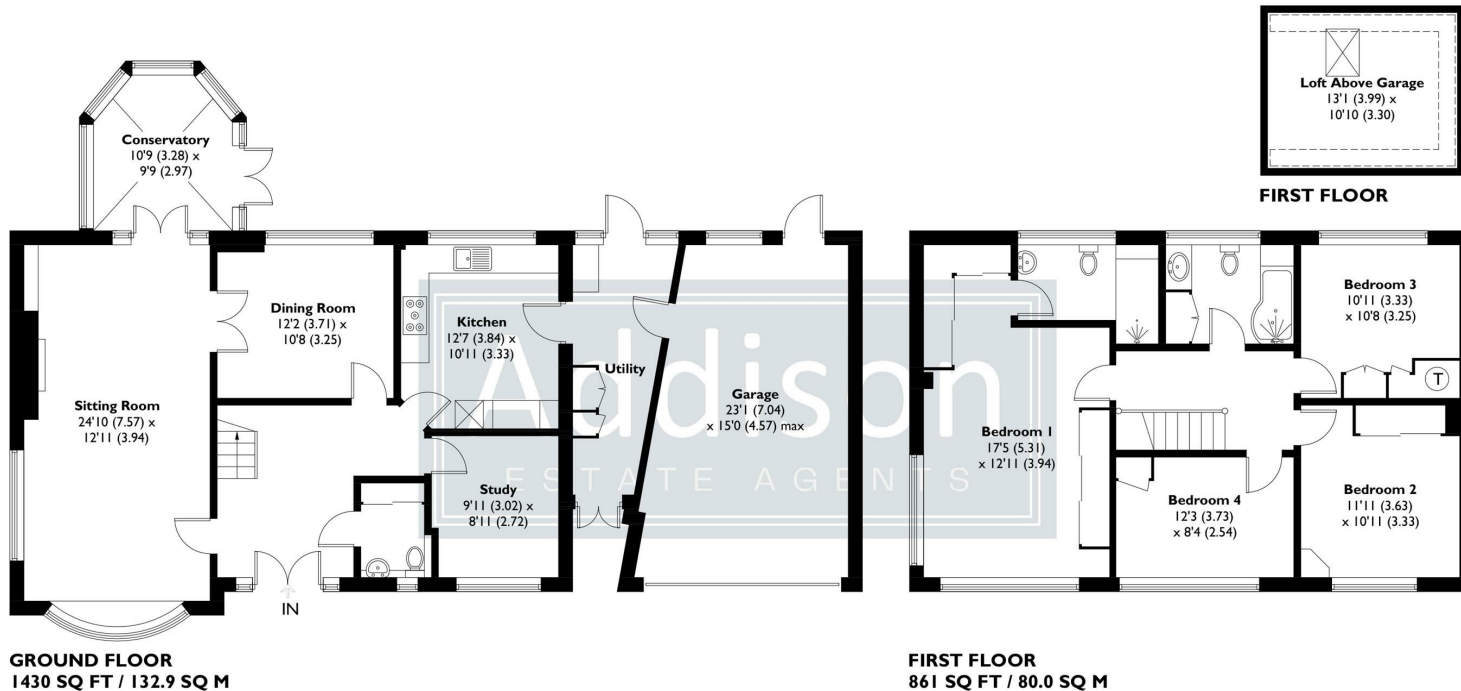
Local Council:

Council Tax Band:

G



**APPROXIMATE GROSS INTERNAL AREA = 2291 SQ FT / 212.9 SQ M
(INCLUDING GARAGE / EXCLUDING LOFT ABOVE GARAGE)**



- Gated entrance with large block paved driveway and double garage
- Attractive detached family home with strong kerb appeal
- Spacious lounge running full depth of the house with triple aspect and conservatory access
- Separate dining room and kitchen positioned adjacent, offering potential to create a kitchen/diner (subject to consent)
- Additional study ideal for home working
- Utility room with front access and internal door to the double garage
- Four well-proportioned first floor bedrooms, including principal with en-suite, plus family bathroom
- Large loft with potential to convert and enhance views towards the River Hamble (subject to planning); previous planning permission granted in 2002 (now lapsed) to extend over the garage
- Generous, private rear garden larger than many neighbouring plots with glimpses towards the River Hamble
- Offered for sale with no forward 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 Emzoo Marketing (ID1279090)
Produced for Addison Estate Agents



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