

An aerial photograph of a large, two-story brick house with a red-tiled roof and multiple chimneys. The house is surrounded by a high, green hedge. A paved driveway leads to a large garage on the right side of the property. The surrounding area includes other houses, a road, and greenery.

Chimneypots

ESTATE AGENTS

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Brook Avenue, Warsash, Southampton

Asking Price £1,375,000



A contemporary residence of excellent proportions extending to 3251 sq ft

35FT Kitchen/dining/living space great for entertaining!

Lounge, family room and study

Five bedrooms, three en-suites and family bathroom

Secluded rear garden

Private gated entrance, triple garage/gym

Within 500 yards of the Hamble river, families will also love the area, as it's convenient for both state and private schools

Plot measuring in excess of half an acre

Lapsed planning consent to convert the garage to a two bedroom annexe

Discreetly positioned behind electric gates and set within a beautifully established half acre plot, this distinguished residence offers over 3,250 sq ft of refined living space in one of the area's most desirable and tranquil settings. Immaculately maintained and thoughtfully designed, the property combines generous proportions with an exceptional level of privacy, creating a home perfectly suited to both relaxed family living and elegant entertaining.

The ground floor is arranged around a series of bright, free-flowing spaces, including a triple-aspect lounge opening directly onto the gardens through French doors. The open-plan living and dining area, complete with a wood burner, connects seamlessly to a superbly appointed kitchen featuring an aga, integrated appliances, a walk-in pantry and a central island. Additional reception space and a dedicated study provide versatility for modern lifestyles, whether for hosting, working or unwinding.

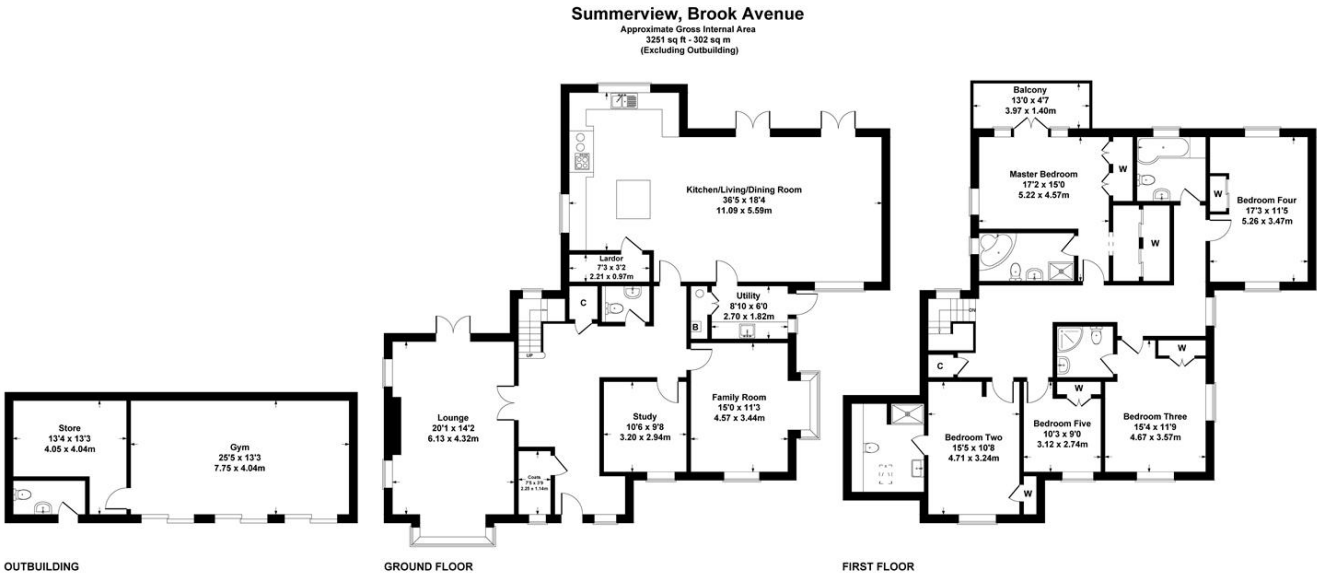
A striking galleried landing introduces the first floor, where the principal suite offers a sense of calm and indulgence with its private en-suite and walk-in dressing room. Four further bedrooms, all with fitted wardrobes, ensure ample accommodation for family and guests, with two enjoying their own en-suite bathrooms.

The grounds are a particular highlight. Sweeping lawns wrap around the property, offering complete seclusion and a serene backdrop for outdoor living. A generous terrace provides an ideal setting for al fresco dining, while the extensive driveway leads to a substantial triple garage currently used as a gym. The garage previously held planning permission for conversion into a two-bedroom annexe, presenting an attractive opportunity for ancillary accommodation.

Situated within easy reach of the River Hamble, the home is perfectly placed for those who value access to premier sailing and waterfront leisure. The area also offers an excellent selection of state and private schools, reinforcing its appeal as a long term family residence in a highly coveted location.



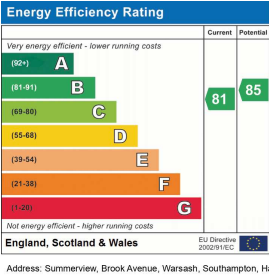
Floor Plan



Area Map



Energy Performance Graph



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