



**Addison**  
ESTATE AGENTS



33a Warsash Road, Warsash, Southampton, Hampshire, SO31 9HW

**£825,000 Freehold**

This beautifully appointed detached home combines contemporary design with high-quality, turnkey finishes throughout. Situated at the end of this exclusive three-home development, it enjoys a sense of privacy and a commanding position within the site.

The property features a detached double carport, which features an enclosed storage area to the rear, providing generous covered parking and potential for future garage conversion, subject to the necessary permissions.

A large entrance hallway leads to a separate lounge and dedicated study, offering versatile living spaces for family life and home working. Thoughtful touches, such as panelled detailing to the cloakroom and soft décor finishes including Egyptian Cotton tones on the walls, add warmth and personality, ensuring the home feels far from a standard new build.

To the rear is a 22ft kitchen / dining / family room, fitted with a bespoke kitchen featuring a freestanding island, AEG dual single ovens, induction hob, boiling water tap, and quartz worktops with matching upstands. A set of bi-folding doors opens onto the rear patio, providing a seamless connection between indoor and outdoor living. A fully fitted utility room offers further storage with matching quartz surfaces.

Upstairs, the accommodation comprises a large landing and four double bedrooms, with the principal bedroom benefiting from an en-suite shower room and fitted wardrobes and a second bedroom also featuring its own en-suite. The remaining bedrooms are served by a beautifully finished main bathroom with full-height tiling, heated illuminated mirrors, a freestanding bath and separate shower.

Living areas feature herringbone Oak LVT flooring, oak staircases, and high-quality fitted carpets in the bedrooms, maintaining a cohesive, premium finish throughout.

Externally, the home enjoys a landscaped, fully turfed garden with a patio and 6ft fencing for privacy and enclosure. Energy efficiency is a priority, with underfloor heating to the ground floor, first-floor radiators powered by an air source heat pump, integrated solar panels, and an electric vehicle charging point, all complemented by a 10-year ICW structural warranty.

Warsash is a picturesque coastal village on the River Hamble, popular with families and boating enthusiasts. It offers scenic walks, green spaces including Warsash Common, local pubs and cafés, and is within the catchment for Hook-with-Warsash Primary School and Brookfield Community Secondary School, with nearby private schools including West Hill Park, Portsmouth Grammar, and Boundary Oak, making it an ideal location for family life.

This is a rare opportunity to secure a high-specification home in a truly private setting, offering character and individuality within a small, exclusive development.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>92</b>	<b>92</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Further Information

**Local Council:**

**Council Tax Band:**

**E**

**Estate Management Charge:**

**TBC**

# PLOT ONE



PLOT 1 | GROUND FLOOR

Kitchen/Dining	6.9m x 3.8m
Office	2.5m x 2.5m
Living Room	4.6m x 5.3m
Utility	2.8m x 1.3m

Total Floor Area 170m<sup>2</sup> | 1830ft<sup>2</sup>



PLOT 1 | FIRST FLOOR

Master Bedroom	4.6m x 5.3m
Bedroom 2	4.8m x 4.0m
Bedroom 3	3.2m x 3.8m
Bedroom 4	4.0m x 2.8m

R/O 31 - 35 WARSASH ROAD  
WARSASH  
SOUTHAMPTON  
SO31 9HW

DRAWING TITLE:  
PLOT 1 - GROUND FLOOR  
SCALES: (A3 SHEET)

DATE:  
MARCH 2025

DRAWING NO: 002

Description	Date

- Exclusive development of just three contemporary detached homes in a peaceful, non-estate setting
- Located in the sought-after village of Warsash, within catchment for Hook-with-Warsash Primary School
- Bespoke kitchens featuring freestanding islands, dual single ovens, induction hobs, boiling water taps, and quartz worktops with matching upstands
- Fully fitted utility rooms with generous storage and quartz surfaces
- Bathrooms finished to an exceptional standard with full-height tiling, heated lit mirrors, freestanding baths, and master en-suite showers
- Living areas laid with herringbone Oak LVT flooring, oak staircases, and high-quality bedroom carpets
- Bi-folding doors from the kitchen/dining rooms open onto expansive 3m porcelain patios
- Landscaped gardens with full-width patios, turfing, and 6ft fencing for privacy and enclosure
- Energy-efficient features including underfloor heating, upstairs radiators, air source heat pumps, solar panels, and a 10-year ICW warranty
- Car ports designed for future conversion into garages, subject to permissions



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