



Addison  
FOR SALE  
01489 668399

STRANBERRY  
COTTAGE



Addison  
ESTATE AGENTS



32 Osborne Road, Warsash, Southampton, Hampshire, SO31  
**£650,000 Freehold**

THIS PROPERTY IS SOLD – AGREED OFF MARKET BEFORE EVER REACHING RIGHTMOVE.  
 REGISTER WITH ADDISON ESTATE AGENTS TO HEAR ABOUT HOMES COMING SOON,  
 BEFORE THEY GO LIVE ONLINE.

Situated on Osborne Road in the heart of Warsash, this attractive semi-detached cottage combines period charm with practical, modern living – making it a fantastic family home.

Inside, there are three generous reception rooms, offering plenty of flexibility for everyday living as well as entertaining. The layout flows well, creating a comfortable and sociable feel throughout. To the rear, a substantial extension has transformed the space, bringing in lots of natural light and providing a spacious hub of the home.

Upstairs, there are four well-proportioned bedrooms, along with three bathrooms – ideal for busy family life or visiting guests.

We're pleased to have secured a buyer prior to marketing, reflecting the strong demand we're seeing for character homes in Warsash. If you're thinking of selling, or would like early access to similar properties, get in touch with Addison Estate Agents to register your details.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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 = 1742 SQ FT / 161.9 SQ M**  
**OFFICE / GARDEN ROOM = 160 SQ FT / 14.9 SQ M**  
**TOTAL = 1902 SQ FT / 176.8 SQ M**



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 (ID1239951)  
Produced for Addison Estate Agents

- THIS PROPERTY IS SOLD – AGREED OFF MARKET BEFORE REACHING RIGHTMOVE. REGISTER WITH ADDISON ESTATE AGENTS TO HEAR ABOUT HOMES COMING SOON, BEFORE THEY GO LIVE ONLINE.

- Three modern bathrooms
- Three generous reception rooms
- Character semi-detached home
- Incredible large rear extension
- Non estate position on Osborne Road
- Close to Warsash amenities
- Contact Addison Estate Agents
- Detached outbuilding ideal for an office
- Amazing landscaped large rear garden



**Addison**  
ESTATE AGENTS



01489 668 999



[sales@addisonestateagents.co.uk](mailto:sales@addisonestateagents.co.uk)



[www.addisonestateagents.co.uk](http://www.addisonestateagents.co.uk)