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ESTATE AGENTS



The Coach House New Road, Warsash, Southampton,
£595,000 Freehold

A rare opportunity to restore a piece of Warsash's heritage. Nestled in the heart of Warsash, The Coach House is a truly individual residence with a rich and fascinating history. Originally constructed around 1878 as the coach house to the Old Vicarage of St Mary's Church, the property was converted to residential use in the 1960s and has remained in the same family since 1953. Though the original vicarage was sadly demolished in the late 1960s, The Coach House endures as a charming reminder of the village's architectural past, and remarkably, it is not listed, offering a rare degree of flexibility for those looking to modernise.

Set along the quiet and tucked-away New Road, which serves only two properties and leads to the Warsash Wasps football grounds, The Coach House enjoys a sense of privacy and seclusion while remaining close to the village centre. The accommodation extends to just over 1700 square feet and includes a welcoming entrance hall, a lounge, kitchen, two bathrooms, and a striking L-shaped reception room that lends itself beautifully to reconfiguration, with the potential to create two distinct further bedrooms. A first-floor space, accessed via an external staircase, adds further versatility to the layout.

The property sits within a generous, irregular-shaped garden, dotted with secluded nooks and seating areas that invite quiet reflection and outdoor enjoyment. A detached double garage adds practicality, and the overall setting is one of understated charm and potential.

The Coach House is in need of moderate updating, and the asking price has been set to reflect this. For those with vision, it offers a rare chance to breathe new life into one of Warsash's most distinctive homes, a property that blends character, history, and opportunity in equal measure. Offered with no onward chain, this is a home waiting to be rediscovered.

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

Further Information

Local Council:

Council Tax Band:

E

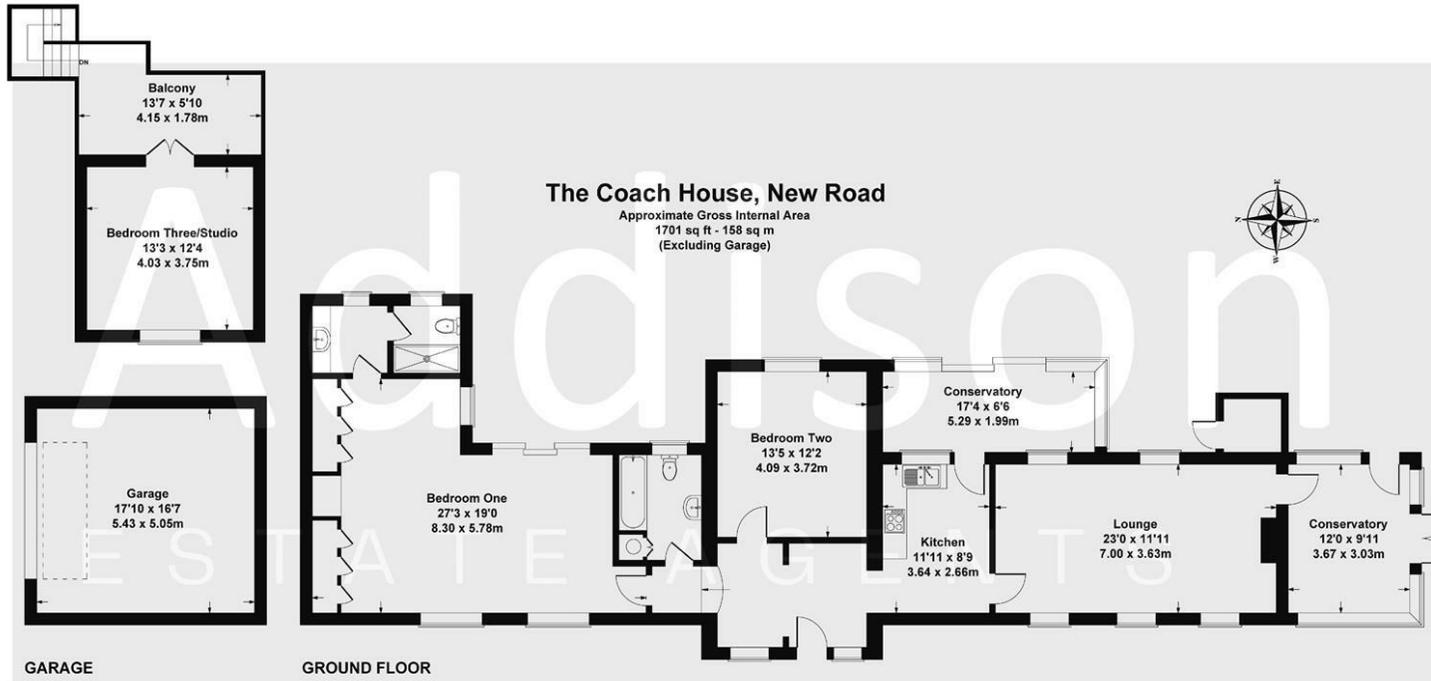
Amount Payable for 2025/2026:

Add Text here

Estate Management Charge:

TBC





Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

- Unique period property built circa 1878, originally the coach house to the Old Vicarage of St Mary's Church
- Converted to residential use in the 1960s; owned by the same family since 1953
 - Not listed, offering excellent potential for sympathetic renovation
- Quiet location on New Road, serving only two properties with access to Warsash Wasps football grounds
- Over 1700 sq ft of accommodation with flexible layout options
- Spacious L-shaped reception room with scope to create three bedrooms
- Two bathrooms, lounge, kitchen, and entrance hall
- First-floor space accessed via external staircase
- Generous, irregular-shaped garden with secluded seating areas
- Detached double garage and offered with no onward chain



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