



BY DESIGN

Price: £1,195,000

Abshot Cottage, Hook Lane, Hook SO31 9HH

# A charming Victorian home in Hook Village close to shops in Warsash and the waterfront at Chilling.

Abshot Cottage is located in the quiet village of Hook on the outskirts of Warsash and is approached via a double 5 bar gate to a gravelled driveway providing ample parking and 7.4kw charging point for family and visitors. The property is surrounded by open countryside, ideal for walking and cycling. Chilling Beach, Southampton Water and the River Hamble are all within easy reach, while the nearby centres of Locks Heath and Warsash offer a wide range of shops, including Waitrose, schools and cafes. Warsash Sailing Club, the nature reserve in Hook Park and Abshot Country Club are all close by. There is a wide choice of private and state schools in the area with many providing daily transport to those a little further afield.

A modernised and sympathetically extended Victorian cottage that now provides a wonderful contemporary home while retaining many of the original features blending period charm with modern updates. It presents a perfect opportunity to enjoy a lifestyle that suits all the family. A standout feature is the impressive well fitted 30 ft kitchen/breakfast/dining room that forms the hub of the house, a study, and a magnificent air-conditioned, fully automated cinema room (Sound and vision equipment are available by separate negotiation). A stylish orangery with pitched roof, velux windows and air conditioning gives access to the pool area and a formal sitting room with open fire. There is also a lovely entrance hall, cloakroom, utility room and integral garage. Upstairs, there are four double bedrooms, 2 of which have modern ensuite shower rooms and there is a family bathroom with double ended bath serving the other two bedrooms. The principal suite benefits from fitted wardrobes, air conditioning, and attractive views over the garden.

The landscaped rear garden enjoys a sunny south-westerly aspect and includes a large terrace for outdoor dining overlooking the swimming pool and hot tub. According to the seller, the pool is heated to 28c by an energy-efficient heat pump, with seasonal running costs of around £280. There are 2 summer houses both with light and power and the entire rear garden is floodlit including two mature Oak trees on the rear boundary.



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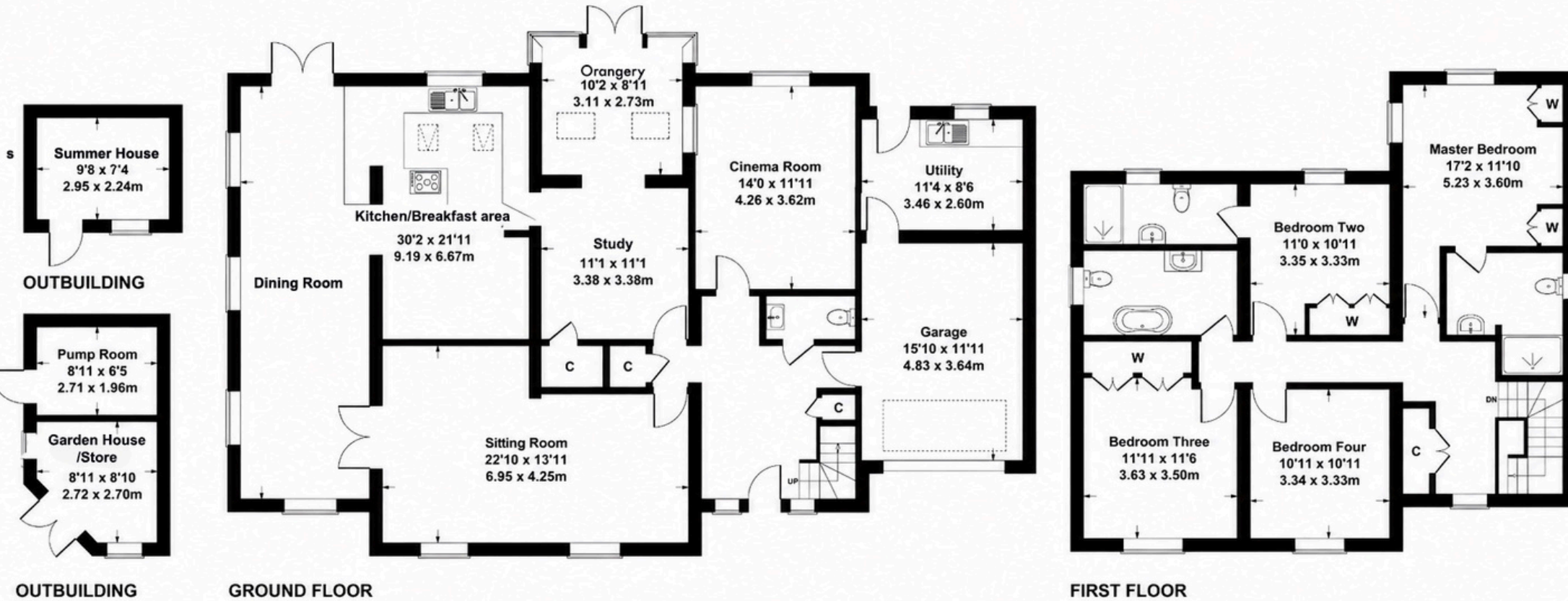
Heated swimming pool







Approximate Gross Internal Area  
 2530 sq ft - 235 sq m  
 (Excluding Garage/Outbuilding)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and doors 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 decision reliant on them.

Produced for By Design Homes.



BY DESIGN

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National audience

*local knowledge*