



Addison

ESTATE AGENTS



84 Brook Lane, Warsash, Southampton, Hampshire, SO31 9FD

£850,000 Freehold

Addison Estate Agents are delighted to present this deceptively spacious five-bedroom detached home, occupying a generous plot of just over 0.25 acres, with a beautifully maintained south-facing rear garden. Extending over 2,350 sq. ft., this impressive home offers far more than first meets the eye and is ideally positioned along the sought-after, non-estate location of Brook Lane, just a short stroll from the village and waterfront walks.

The ground floor provides exceptionally versatile and well-balanced accommodation. A welcoming entrance hall sets the tone, leading through to a charming front-aspect lounge complete with a feature log burner, creating a cosy yet elegant living space. In addition, there is a flexible study which could equally serve as a fifth bedroom if required.

To the rear of the property lies the true heart of the home, an expansive kitchen, dining and family space designed perfectly for modern living and entertaining. This stunning room features a large central island, ample dining and seating areas, and a striking inglenook fireplace, all complemented by picturesque views across the beautifully landscaped rear garden. A substantial utility/boot room provides excellent practicality and further access to a cloakroom.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal suite is a standout feature, benefitting from Juliet balcony doors that overlook the garden, along with a stylish en-suite, with the remaining bedrooms served by a contemporary family bathroom. Both bathrooms have been tastefully re-fitted within the past three years.

Externally, the property is equally impressive. The frontage offers extensive off-road parking for multiple vehicles, as well as space for a boat, caravan or trailer. The rear garden enjoys a desirable southerly aspect and is predominantly laid to lawn, complemented by a variety of mature shrubs and borders, creating a private and tranquil setting.

The location is another key highlight, being within easy walking distance of the village and nearby waterfront, offering beautiful coastal walks. The property also falls within the catchment for some highly regarded Infant & Junior Schools and Brookfield Community Secondary School.

Having been lovingly owned and meticulously maintained for over 20 years, this is a rare opportunity to acquire a substantial and characterful home in a prime village setting, ready for its next chapter.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Further Information

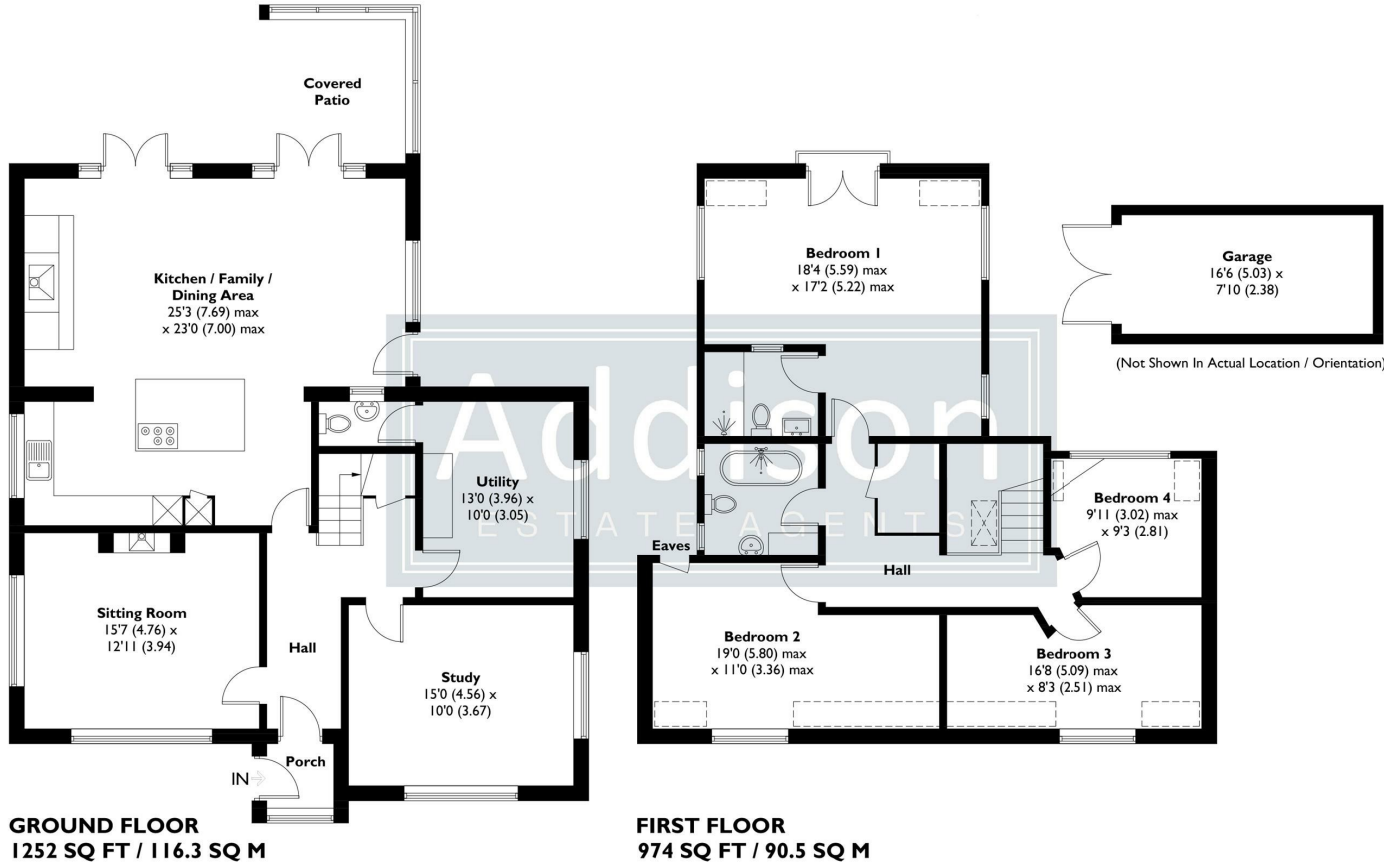
Local Council:
Fareham Borough Council

Council Tax Band: F

Amount Payable for 2026/2027:
£3,279.68



APPROXIMATE GROSS INTERNAL AREA = 2226 SQ FT / 206.8 SQ M
GARAGE = 130 SQ FT / 12.1 SQ M
TOTAL = 2356 SQ FT / 218.9 SQ M
(EXCLUDING COVERED PATIO)



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 (ID1287151)
Produced for Addison Estate Agents

- Deceptively spacious five-bedroom detached home extending to approximately 2,350 sq. ft.
 - Generous plot of around 0.25 acres with a beautifully maintained south-facing rear garden
- Stunning kitchen/dining/family room with large island, inglenook fireplace and garden views
 - Separate front-aspect lounge featuring a characterful log burner
- Versatile study/bedroom five ideal for home working or guest accommodation
- Substantial utility/boot room with additional cloakroom
- Principal bedroom with Juliet balcony overlooking the garden and modern en-suite
- Extensive driveway providing ample parking for multiple vehicles, boat or caravan
- Excellent entertaining spaces both internally and externally
- Sought-after non-estate location on Brook Lane, within walking distance of the village, waterfront and well-regarded schools



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