

An aerial photograph of a residential estate. In the center is a large, paved driveway made of reddish-brown bricks. Surrounding the driveway are several two-story brick houses with red-tiled roofs and white window frames. Some houses have small front porches. The houses are set back from the driveway by green lawns and mature trees. In the background, more houses and trees are visible under a clear blue sky.

**PART EXCHANGE &
STAMP DUTY OPTIONS
AVAILABLE**



Addison
ESTATE AGENTS



15 Warsash Road, Warsash, Southampton, SO31 9HW
£650,000 Freehold

PART EXCHANGE & STAMP DUTY OPTIONS AVAILABLE – CONTACT ADDISON ESTATE AGENTS FOR DETAILS

Positioned within an exclusive development of just four detached homes, this exceptional three-bedroom family home has been built by Reilly Developments to an outstanding specification, perfectly combining contemporary design with practical family living in the heart of sought-after Warsash Village.

The centrepiece of the home is the impressive kitchen/dining room, fitted with a bespoke range of cabinetry, high end worktops and matching splashbacks. Integrated Neff appliances include an induction hob, oven, combination microwave oven, fridge/freezer and dishwasher, while a separate utility cupboard provides space and plumbing for a washing machine. A striking bay window and double doors open onto the rear garden, where a full-width patio creates an ideal space for outdoor dining and entertaining.

The spacious living room features a contemporary multi fuel burner, creating a warm focal point, together with further double doors opening onto the garden.

Upstairs, the principal bedroom benefits from a luxurious, expansive en-suite shower room with twin wash basins. Two further bedrooms are served by a beautifully appointed family bathroom.

Outside, the property enjoys landscaped gardens, a generous rear patio, external power and lighting, side access, two allocated parking spaces and an EV charging point.

The home also benefits from an EPC A rating, Porcelanosa tiling throughout and an energy-efficient air source heat pump, helping to reduce running costs while providing year-round comfort.

Situated in the heart of Warsash, the property is within easy walking distance of local shops, cafés, pubs and everyday amenities. The River Hamble, Warsash Common, Hook Park Nature Reserve and Holly Hill Woodland Park are all close by, offering beautiful walks and access to the waterfront. A pedestrian ferry also provides convenient access to Hamble village.

Energy Efficiency Rating

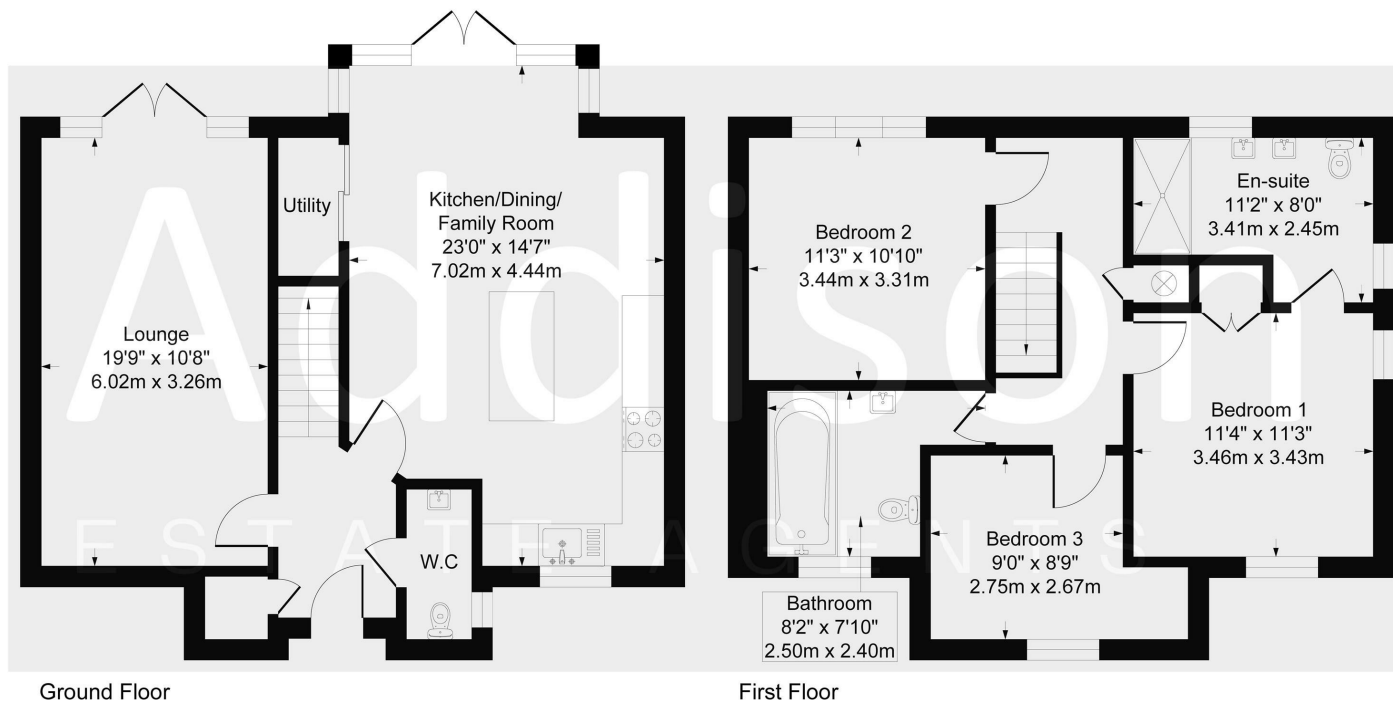
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Further Information

Council Tax Band:
D

Estate or Lease Charges if Applicable:





Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

• PART EXCHANGE & STAMP DUTY OPTIONS AVAILABLE

- Bespoke kitchen with high end worktops, matching splashbacks and integrated Neff appliances.
- Spacious kitchen/dining room with bay window and double doors opening onto the garden.
- Living room featuring a contemporary multi fuel burner and further garden access.
 - Porcelanosa tiling throughout
- Air source heat pump and EPC A rating for outstanding energy efficiency.
- Principal bedroom with an expansive and luxurious en-suite featuring twin wash basins.
- Landscaped rear garden with full-width patio, external power, lighting and side access.
- Two allocated parking spaces with EV charging point.
- Situated in the heart of Warsash, within walking distance of local amenities, the River Hamble and highly regarded schools.

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.