



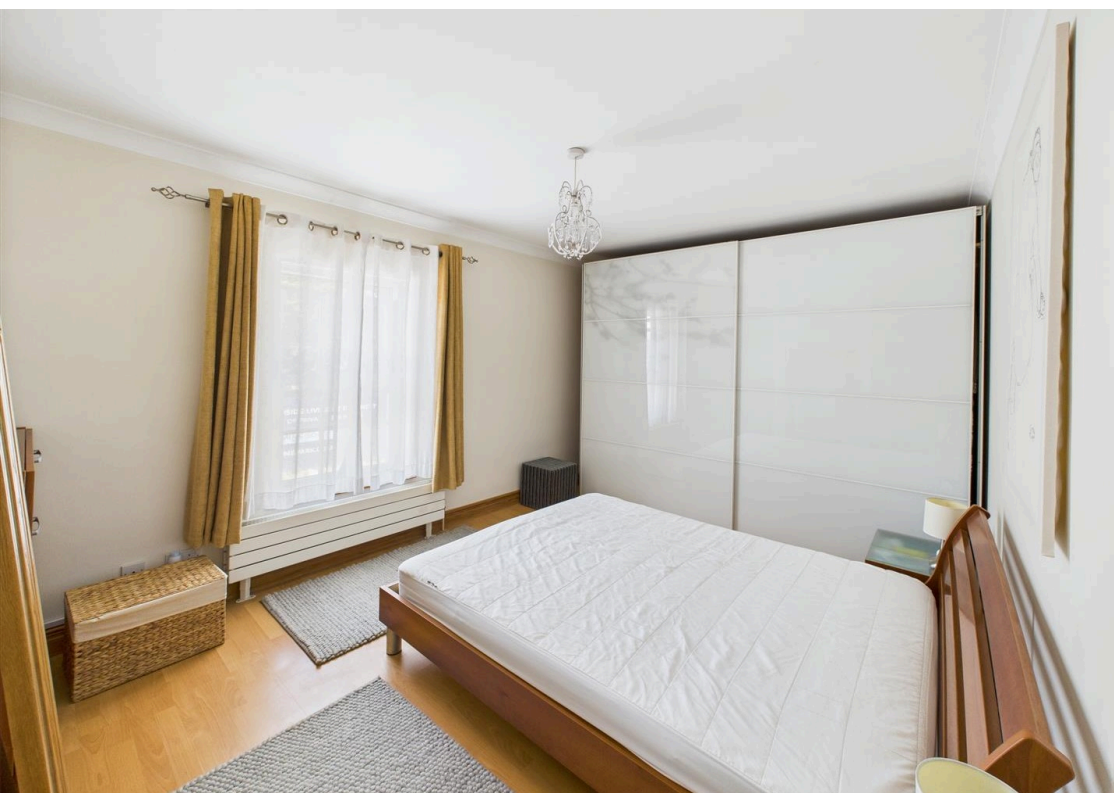
£1,500 pcm
Newtown Road, Warsash



 2
Bedrooms

 1
Bathroom

 2
Receptions



- A beautifully presented character cottage available now for a long term let
- Two double bedrooms and office,
- Available furnished or unfurnished for immediate occupation
- Lounge and dining areas with feature fires
- Lovely courtyard garden and the possibility of off road parking
- Internal viewing highly recommended
- Bright and airy kitchen/breakfast room
- Within walking distance of the local schools, village and shore

A charming character cottage nestled in the heart of the village, this beautiful property is meticulously maintained and can be rented either furnished or unfurnished. Available for a long-term let, this cosy home offers a perfect blend of historic charm and modern convenience. As you step inside, you are greeted by a spacious Sitting Room centered around a gas coal fire, seamlessly leading to the Dining Room where an attractive gas coal effect stove adds to the ambience. Perfect for entertaining, this room opens up to a light-filled area that can serve as a Snug or additional breakfast spot, with easy access to the outside. The well-equipped Kitchen boasts a vaulted ceiling, ample storage, integrated appliances, and a breakfast bar for casual dining. Upstairs, you will find two bedrooms spread across two floors, both featuring fitted wardrobes. An office provides a versatile space for remote work or study. The spacious bathroom is complete with a wash hand basin, vanity cupboards, and a bath with a shower over. Outside, the courtyard-style garden offers a lovely setting for alfresco dining, while the recently replaced fencing and gated side access provide privacy and security. There is also off road parking available. Located just a stone's throw away from Warsash Shore and Hook Park, residents have direct access to a stunning coastal spit and the protected Hook Park Nature Reserve. Known for its diverse woodland, wetland habitats, and grazing pastures, the reserve boasts a shingle shore and intertidal flats along Southampton Water. Perfect for nature enthusiasts and outdoor lovers, this serene location offers an array of recreational activities and scenic walks.



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
96.4 m²
Reduced headroom
6 m²

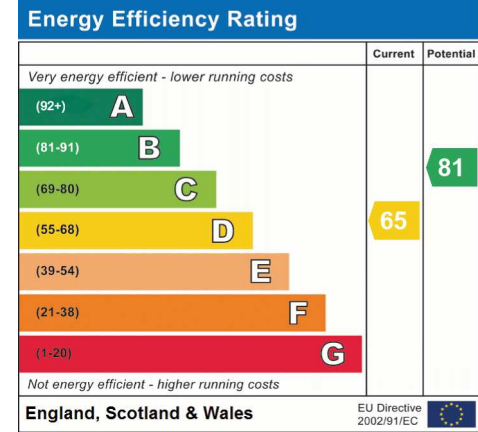
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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