



Holly Hill Reach, Brook Avenue, Warsash, Southampton

Asking Price £1,375,000



With its luxurious features and prime location, this brand new home epitomizes luxury living

Offering over 3400 sqft of flexible accommodation, designed with family living in mind

Stunning bespoke Kitchen/dining/family room with high quality fittings and pantry

The lounge offers a comfortable sanctuary for cosy evenings in

Six double bedrooms all with en-suites and four benefitting private balconies

Double garage, car port with a useful room above and ample parking, Landscaped gardens

Electric gates with intercom

Set within 500 yards of the Hamble River and backing onto Holly Hill

Step into the lap of luxury with this stunning new property nestled in the serene surroundings of Warsash. Situated in the exclusive Brook Avenue, this exquisite residence is part of a select development of 8 executive houses, just a stone's throw away from the picturesque River Hamble.

Boasting an impressive 3400 sq ft of living space, this family home has been designed with modern living in mind. The heart of the property is the open plan kitchen/dining/family room, complete with bespoke fittings, top-of-the-range appliances, and stylish worktops. The lounge offers a comfortable sanctuary for cosy evenings in, while a study provides a quiet space for work or relaxation. The master bedroom comes with his and hers wardrobes and en-suite, while five additional bedrooms with en-suites are spread over two floors.

Outside, the landscaped garden offers a perfect retreat, with a hedgerow for privacy and a patio area for outdoor entertainment. Parking is a breeze with a spacious driveway, double garage with electric doors, a carport, and an office above. For added security, the property is accessed via electric gates. Within the area, residents can enjoy the tranquil beauty of the River Hamble or take a leisurely stroll to the nearby parks and green spaces. The charming village of Warsash offers a range of local amenities, with shops, cafes, and restaurants just a short distance away. With excellent transport links to nearby towns and cities, this property truly offers the best of both worlds - luxury living in a peaceful rural setting, yet with easy access to urban conveniences.



# Floor Plan



**Approximate total area<sup>(1)</sup>**  
316.4 m<sup>2</sup>  
3404 ft<sup>2</sup>

**Reduced headroom**  
12.2 m<sup>2</sup>  
131 ft<sup>2</sup>

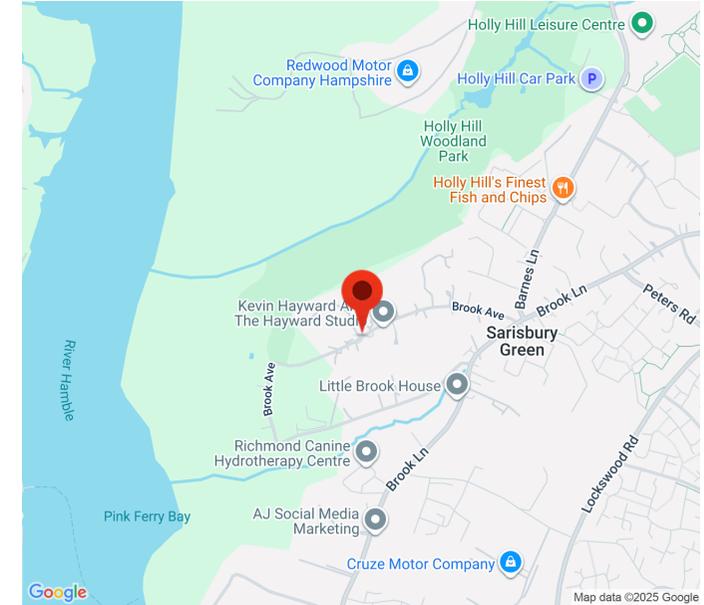
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# Area Map



# Energy Performance Graph



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