Addison

ESTATE AGENTS

101 Church Road, Warsash, Southampton, SO31 9GF

£365,000 Freehold

Situated in the very heart of Warsash village on Church Road, this beautifully presented three double bedroom terraced home offers generous and versatile accommodation in an exceptional position.

The location is truly outstanding, sitting close to the highly regarded Hook-with-Warsash Primary School, and just a short stroll from the village centre, waterfront and surrounding green spaces. A walk past the charming St Mary's Church leads you into the beautiful woodland and onwards to the Warsash common, providing a wonderful setting for dog walks, families and outdoor living.

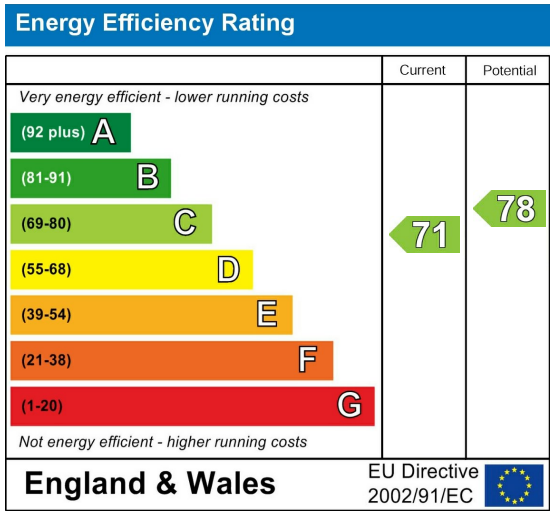
Internally, the property has been thoughtfully arranged and is immaculately presented throughout. The standout feature is the spacious dual-aspect lounge, which runs the full depth of the property and is enhanced by a modern log burner, creating a warm and inviting living space.

There is also a second reception room, currently used as a dining room and formerly part of the garage. This versatile space could easily be utilised as a home office, playroom or snug, and neighbouring properties have successfully incorporated a downstairs WC within a similar layout.

To the rear, the modern fitted kitchen offers a range of units and worktop space, with direct access out to the garden, ideal for everyday living and entertaining.

Upstairs, the property continues to impress with three well-proportioned double bedrooms. The accommodation is complemented by a large four-piece family bathroom, featuring both a bath and separate shower, along with the added convenience of a second WC off the landing.

Outside, the rear garden provides a private space to relax, while to the front there is driveway parking for two vehicles side by side, a rare and valuable feature for such a central village location.



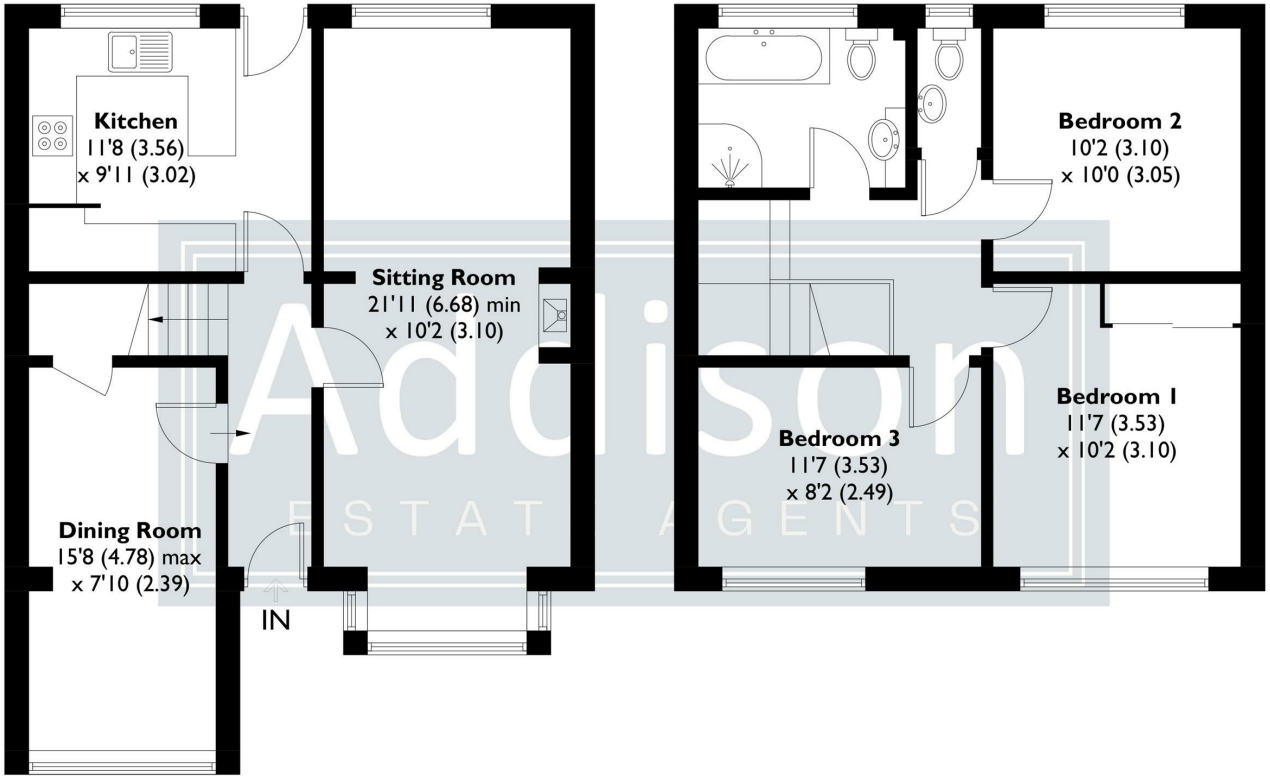
Further Information

Local Council:
Fareham Borough Council

Council Tax Band: C

Amount Payable for 2026/2027:
£2,018.27

APPROXIMATE GROSS INTERNAL AREA = 1065 SQ FT / 99.0 SQ M



GROUND FLOOR
571 SQ FT / 53.1 SQ M

FIRST FLOOR
494 SQ FT / 45.9 SQ M

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 (ID1298483)

Produced for Addison Estate Agents

- Three double bedroom terraced home in the heart of Warsash village
- Prime position on Church Road, almost opposite Hook-with-Warsash Primary School
- Walking distance to the village, waterfront, woodland and common
- Spacious dual-aspect lounge running the full depth of the property
- Modern log burner creating a warm and inviting living space
- Additional reception room (former garage) ideal as dining room, study or playroom
- Scope to create a downstairs WC (as seen in neighbouring properties)
- Modern fitted kitchen with direct access to the rear garden
- Large four-piece family bathroom with separate shower and additional first-floor WC
- Driveway parking for two vehicles side by side

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