



ASKING PRICE

£625,000

Freehold

Newtown Road, Warsash, SO31 9FY

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

BRAMBLES



TOTAL FLOOR AREA : 1701 sq.ft. (158.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Newtown Road, Warsash, SO31 9FY

3 Beds - 2 Baths

Brambles are delighted to market this three-bedroom, character filled cottage with driveway parking. Nestled in the heart of Warsash Village, this home is the perfect combination of period charm and modern practicality.

FEATURES

- Three bedroom detached cottage full of character and charm
- Cosy lounge with open fireplace
- Cottage-style kitchen diner
- Family bathroom with free-standing bath
- Downstairs shower room
- Wonderfully private garden with wooden storage shed / garage
- Driveway offering space for multiple cars or small RIB
- Sought-after Warsash village location



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Nestled in the sought-after village of Warsash, this delightful three-bedroom character cottage combines timeless charm with everyday comfort. Full of period features and thoughtful touches, it offers the perfect blend of cosy living and village convenience.

Step inside through the porch which leads to the warm and cosy living room with open fire, ideal for relaxing evenings. The cottage-style kitchen diner is the heart of the home, complete with rustic charm and space for family meals or entertaining. For added convenience there's a downstairs shower room. Completing the accommodation, the upstairs comprises of three generous bedrooms and a stylish bathroom with free-standing bath - perfect for unwinding after a long day.

Character abounds throughout, from the original features to the decorative wooden shutters that add warmth and authenticity to this charming home.

Outside, the property boasts a wonderfully private garden with a wooden outbuilding, offering endless potential as a studio, home office, storage or garage. A generous driveway provides ample parking for several cars or a small rib, making it ideal for those who enjoy coastal living and water pursuits.

Located in the heart of Warsash village, you're just a short stroll from Warsash foreshore with the sailing club, coffee shops, a wine bar and restaurant, as well as a pub overlooking the River Hamble.



Frontage

Wooden gate opens to gravel driveway. Character cottage with decorative wooden shutters. Double wooden gates lead to back garden and reveal further driveway space ideal for additional cars or small RIB.

Porch (3' 0" x 4' 7") or (0.92m x 1.40m)

Composite front door with glazing. Coir mat. Skirting boards. Aluminium double glazed, leaded light effect window to front. Decorative ceiling beams. Doorway leading to living room.

Living Room (13' 1" x 25' 1") or (3.98m x 7.65m)

Two aluminium double glazed, leaded light effect windows to front. Two high level, aluminium double glazed, leaded light effect windows to side. Carpet. Deep moulded skirting boards. Open fireplace. Additional capped fireplace. Decorative ceiling beams. Two radiators. Doorway leading to hall.

Hallway (9' 0" x 19' 5") or (2.75m x 5.92m)

Wooden door with decorative glazing that leads out to driveway. Aluminium double glazed, leaded light effect window to side. Carpet. Skirting boards. Radiator. Doorways leading to all rooms on ground floor. Under stairs storage cupboard. Additional storage cupboard housing the boiler and breaker switches. Carpeted turning staircase with wooden hand rails rising to first floor.

Shower Room (9' 0" x 5' 9") or (2.75m x 1.74m)

Wooden, single glazed window to side. Aluminium double glazed, leaded light effect window to rear. Vinyl flooring. Skirting boards. White pedestal wash basin with chrome taps. Fully tiled shower cubicle with glass sliding door and chrome shower attachment. Extractor fan. Low level WC with cistern. Radiator.

Kitchen/Breakfast Room (17' 10" x 15' 10") or (5.44m x 4.83m)

Aluminium double glazed French doors open out to back garden with window to either side. Aluminium double glazed, leaded light effect window to side. Vinyl flooring. Inset spots. Full range of freestanding base units. Matching freestanding island. White butler style sink with chrome mixer tap. Space and Plumbing for dishwasher. Storage cupboard with space and plumbing for washer and dryer. Space for range cooker. Stainless steel extractor hood. Larder cupboard with space for fridge freezer. Space for dining table and chairs. Inset spots.



Landing

Carpet. Deep moulded skirting boards. Doorways leading off to all rooms on first floor. Access to partially boarded loft with ladder and lighting. Radiator.

Bedroom One (14' 10" x 15' 1") or (4.51m x 4.61m)

Aluminium double glazed, leaded light effect windows to rear and side. Carpet. Radiator. Deep moulded skirting boards.

Bathroom (9' 0" x 7' 5") or (2.75m x 2.25m)

Aluminium double glazed, leaded light effect window to side. Vinyl flooring. White pedestal wash basin with chrome taps. Low level WC with cistern. Freestanding bath with chrome taps and handheld shower attachment. Inset spots. Extractor fan. Victorian style radiator with towel rail.

Bedroom Two (13' 1" x 12' 4") or (3.98m x 3.77m)

Aluminium double glazed, leaded light effect window to front. Carpet. Deep moulded skirting boards. Radiator.

Bedroom Three (13' 1" x 10' 10") or (3.98m x 3.31m)

Aluminium double glazed, leaded light effect window to front. Carpet. Deep moulded skirting boards. Radiator.

Garden

Abundance of mature trees, shrubs and flower beds. Area laid to gravel suitable for additional parking or small rib. Wooden outbuilding offering potential as garage or shed. Greenhouse. Outdoor tap. Outdoor power sockets.

Garage (16' 6" x 10' 2") or (5.04m x 3.10m)

Double wooden doors to front of outbuilding provide access to garage. Power and lighting.

Storage Shed (5' 11" x 10' 2") or (1.80m x 3.10m)

Wooden door gives access to storage shed at rear of outbuilding. Power and lighting.

Other

Fareham Borough Council Tax Band F £3126.58



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