



Addison
ESTATE AGENTS
FOR SALE
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11 Anson Drive, Warsash, Southampton, Hampshire, SO31 9LY

£675,000 Freehold

A-rated energy efficiency - A nearly new, upgraded four-bedroom detached home built in 2025, occupying what is thought to be one of the largest plots within the development and offering over 1,527 sq.ft of modern family living including garage space. Thoughtfully enhanced by the current owners with a range of high-quality upgrades, the property features a stunning triple-aspect kitchen/breakfast room, spacious reception areas and landscaped gardens, all set within this popular Warsash development offered for sale with no forward chain.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	94
(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

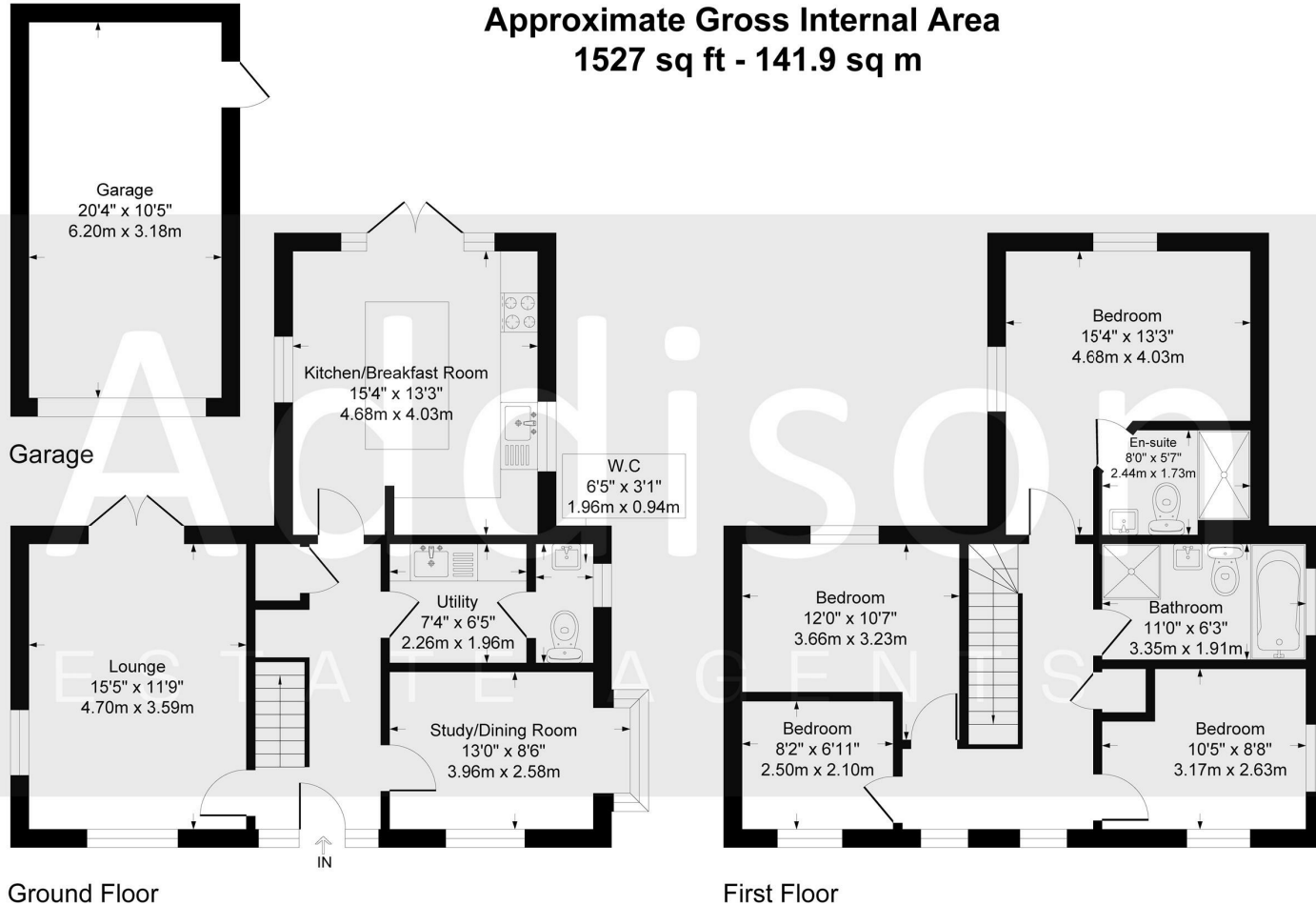
Local Council:
Fareham Borough Council

Council Tax Band: F

Amount Payable for 2025/2026:
£3,126.58



**Approximate Gross Internal Area
1527 sq ft - 141.9 sq m**



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.

- A-rated energy efficiency (EPC A) with seven southerly facing solar panels exporting electricity back to the grid.
- Nearly new four-bedroom detached home built in March 2025 by Bargate Homes to the popular 'Kestrel' design.
- Occupying what is thought to be one of the largest plots within the development, enjoying a corner position and excellent natural light.
- Over 1,527 sq.ft of accommodation (including garage) offering spacious and well-balanced modern family living.
- Stunning triple-aspect kitchen/breakfast room with bespoke cabinetry, central island, granite worktops and integrated appliances including a Neff induction hob and double oven.
- Spacious reception rooms including a bright living room with double doors to the garden and a separate dining room/study.
- Four well-proportioned bedrooms including a dual-aspect main bedroom with modern en-suite shower room.
- Beautifully upgraded throughout including bespoke shutters and blinds, upgraded Porcelanosa tiling, Karndean flooring and Bianco instant hot water tap.
- Landscaped gardens with 18 sq metre Indian sandstone patio, ideal for outdoor entertaining.
- Garage with electric door, driveway parking, EV charging point and remainder of NHBC warranty, with developer snagging valid until March 2027.