



Addison
ESTATE AGENTS



33 Warsash Road, Warsash, Southampton, Hampshire, SO31 9HW

£799,950 Freehold

Addison Estate Agents are delighted to present what has been locally known as ‘The Dolls House’ a substantial four-bedroom detached character residence, beautifully positioned in the heart of Warsash village. Built in 1886 and steeped in local history, this elegant home blends timeless charm with contemporary living. Thoughtfully renovated and extended, the property showcases a stunning kitchen/living room addition, complete with bifold doors, a lantern roof and a cosy log burner, creating a truly exceptional space for entertaining and everyday comfort.

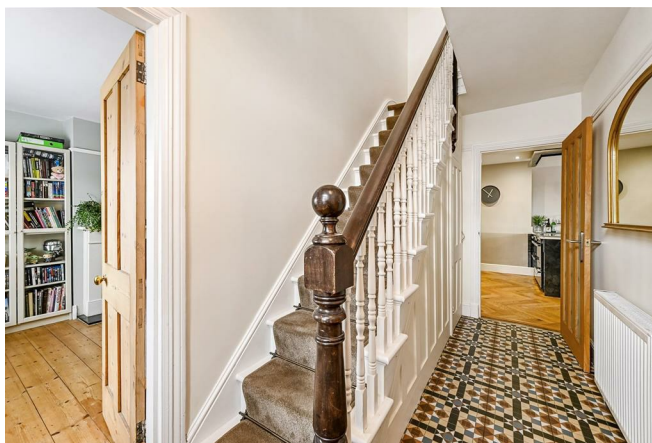
The accommodation is both generous and versatile, comprising four beautifully presented bedrooms, two luxury bathroom suites, two reception rooms, and a spectacular open-plan kitchen/family/living room fitted with high-grade appliances and ambient lighting. Original features have been lovingly preserved, including the fireplaces in the upstairs bedrooms, original wooden floorboards in the front rooms, and a Victorian-style fireplace in the living room.


Practicality is well catered for, with a sizeable garage, ample driveway parking set behind gates, and side access to a smartly landscaped rear garden, complete with porcelain paved patio, tidy lawn, and secure fencing. The central heating system and boiler were installed in 2020, with underfloor heating in the rear extension controlled via dual Resideo thermostats.

Warsash itself is a destination village, offering a vibrant mix of amenities including independent shops, pubs, a highly regarded school, and a well-stocked convenience store. Nearby Locks Heath adds further convenience with a Waitrose supermarket and popular coffee house. The River Hamble, renowned for its sailing heritage and natural beauty, lies just moments away, with scenic trails, wildlife-rich riverbanks, and views across to Southampton Water.

Locals affectionately refer to this home as ‘The Dolls House’, a name possibly linked to the original capstones inscribed “Sheila Villa” on the front boundary wall, rebuilt in 2019. Anecdotal tales suggest the house was built by a sea captain for himself, with the neighbouring semis created for his daughters, adding a layer of maritime folklore to its rich character.

In summary, this is a rare opportunity to acquire a long-term family home that offers not only comfort and style, but a lifestyle rooted in heritage, community, and coastal charm. Early viewing is highly recommended and strictly by appointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

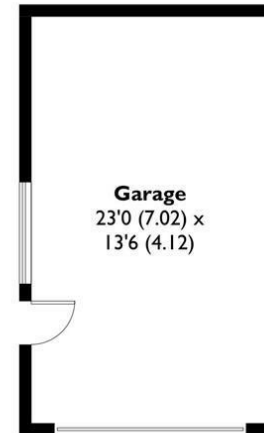
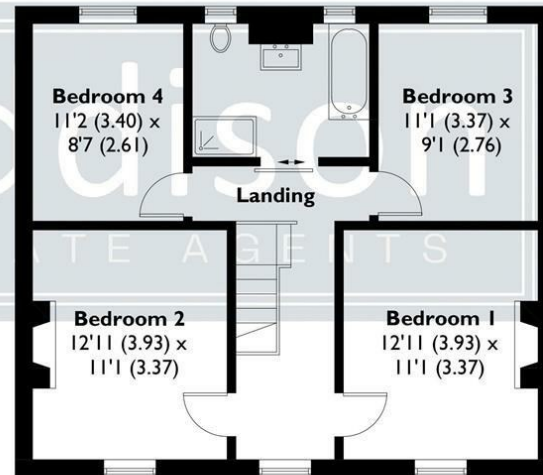
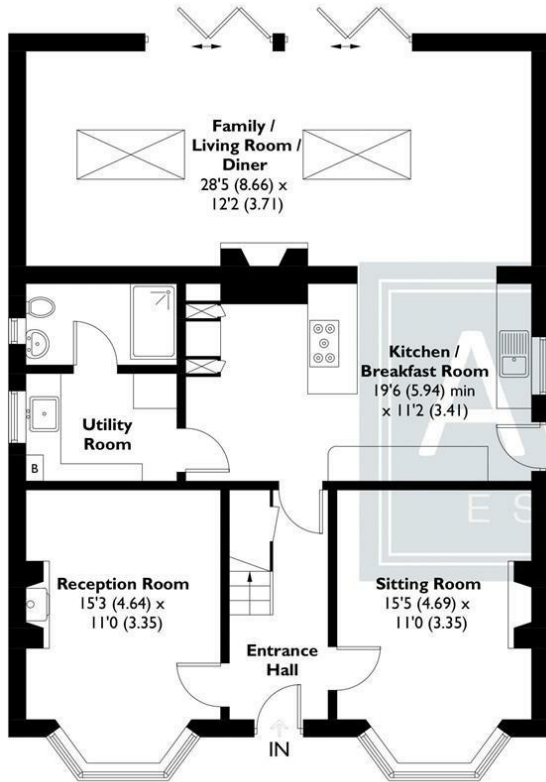
Further Information

Local Council:
Fareham Borough Council

Council Tax Band:
E

Amount Payable for 2026/2027:
£2775.12

APPROXIMATE GROSS INTERNAL AREA = 1818 SQ FT / 168.9 SQ M
 GARAGE = 309 SQ FT / 28.7 SQ M
 TOTAL = 2127 SQ FT / 197.6 SQ M



(Not Shown In Actual Location / Orientation)

- Substantial four-bedroom detached character residence built in 1886
- Prime village location in the heart of Warsash, close to the River Hamble
- Stunning kitchen/living room extension with bifold doors and 2 x lantern skylights
- Two elegant reception rooms and two luxury bathroom suites
- Original fireplaces, wooden floorboards, and sash windows
- High-spec kitchen with integrated appliances and stylish finishes
- Smartly landscaped rear garden with porcelain paved patio and lawn
- Ample driveway parking behind gates and sizeable garage
- Central heating and underfloor heating installed in 2020
- Rich local history and charming period features

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 (ID1243897)
 Produced for Addison Estate Agents



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