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ESTATE AGENTS

88 Osborne Road Warsash SO31 9GG

# An exceptionally spacious 1700sqft four bedroom chalet bungalow with impressive open plan kitchen family area & magnificent high enjoyment outdoor living area with heated pool & boathouse

£575,000

## ACCOMMODATION & FEATURES

- Excellent driveway parking and side access to the rear garden
- Internally this fine versatile chalet home provides 1700sqft of spacious futureproof accommodation
- Family layout with a really lovely duck egg quality kitchen with breakfast bar open to living room diner and family room with open fire plus a good size utility room with wine fridge
- The storage throughout this house is exceptional – there is a designated place for everything
- Two large double bedrooms on the ground floor plus a smart shower room
- On the first floor is a generous landing / study space plus three bedrooms – all doubles the principal has a Juliette balcony and ample room for dressing room furniture
- The garden faces a fantastic sunny aspect and is arranged for maximum enjoyment with a slate terrace, deck area and fenced heated & filtrated swimming pool, to the rear of the garden is the most beautiful relaxing water feature with Koi carp pond and boathouse with power and wifi perfect hideaway for those working from home
- The property benefits from underfloor heating, Rako lighting controls





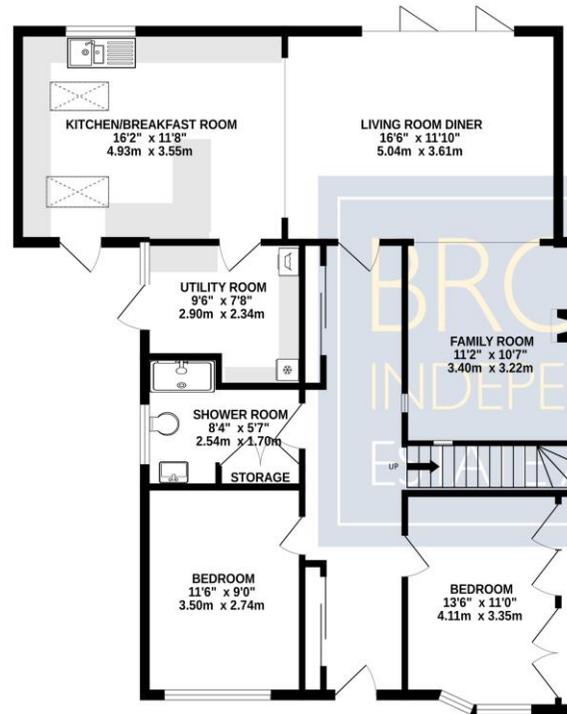
Brook Independent Estate Agents are delighted to present to the market this exceptionally spacious four bedroom versatile semi detached chalet bungalow set in the most convenient of locations. Warsash is a village ideally located for access to main local towns, cities and commerce centres and has an array of super shops locally and a Waitrose nearby at the Locks Heath Centre. In the immediate vicinity are schools of excellent repute and an array of trails and footpaths following the ever-changing scenery through woodland to the riverbanks of the Hamble. And it's the sailing and vista across the river and water that draw people to this haven offering some of the finest sailing on the South Coast it's a place where maritime, sailing and wildlife enthusiasts congregate all of which make this a destination address for those looking for activity and amenities on one's doorstep.

Council tax band C

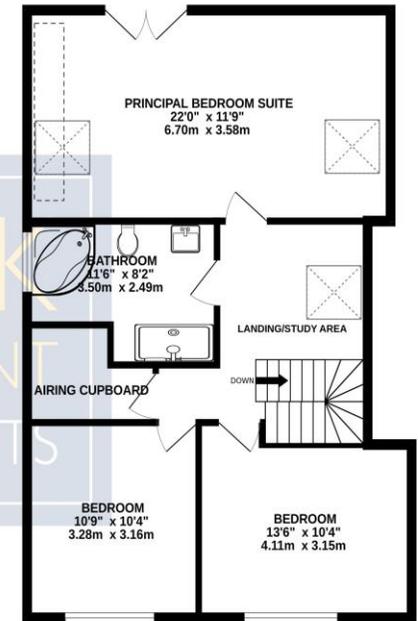




GROUND FLOOR  
1040 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 1772 sq.ft. (164.6 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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