



Anson Drive | Warsash | Southampton | SO31 9LY

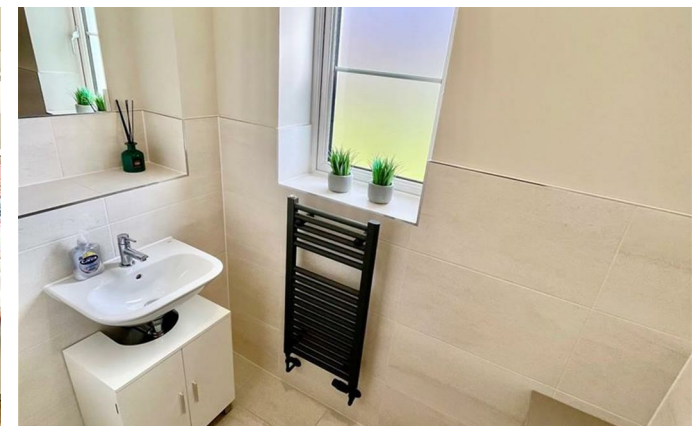
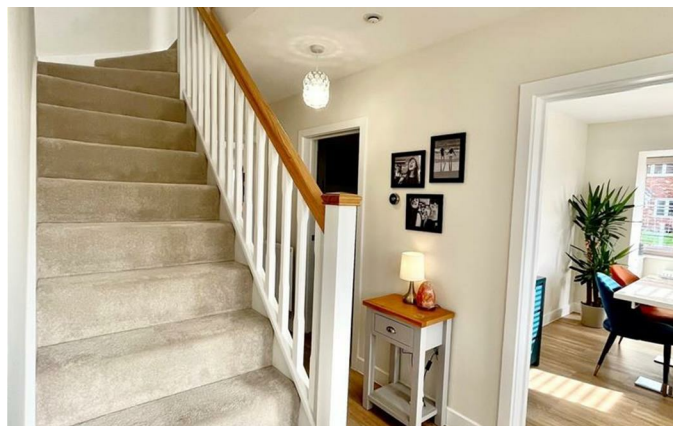
Asking Price £695,000



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W&W are extremely delighted to offer for sale this beautifully presented family home built in March 2025 with high specification throughout the property. Inside, the property boasts over 1527 sq.ft (including the garage) providing four bedrooms, lounge, kitchen/breakfast room, dining room/study, utility room, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. Outside, the property sits on an enviable corner plot providing a good size rear garden, landscaped front garden & garage with ample driveway parking.

Anson Drive is located off Greenaway Lane a prime location in Warsash. The village offers many picturesque walks along the River Hamble, with the option to stop in various riverside eateries & take the little pink ferry crossing to Hamble. The local shops are a 15 minute walk away while further amenities of Locks Heath are just over a mile away, including a large Waitrose. Excellent transport links are also easily accessible including A27 & M27.







Beautifully presented & vastly upgraded 2025 built four bedroom detached family home

Built by Bargate Homes to the 'Kestrel' design with many upgrades and was completed in March 2025 making this property only 8 months old

In our opinion we feel that the property is positioned on one of the largest new build plots plus benefitting from large open space surrounding with the majority of the rooms being dual aspect allowing all day sunshine

Sought after coastal location with the property being within walking distance to Warsash Village & lots of coastal walks

Welcoming entrance hall enjoying karndean flooring flowing into the kitchen/breakfast room, dining room/study & utility room

Triple aspect living room with double doors opening out to the rear garden & made to measure bespoke wooden shutters to remain

Stunning highly upgraded triple aspect kitchen/breakfast room with double doors opening out to the rear. Modern kitchen enjoying a large central island with beautiful granite worktops & Tailor Made bespoke kitchen cabinets with designer storage throughout

Integrated appliances include double oven, 'Neff' induction five ring hob, dishwasher, fridge/freezer & luxury Bianco instant hot water tap with water softener

Utility room providing additional storage space & plumbing for washing machine & tumble dryer

Downstairs cloakroom comprising two piece suite with feature upgraded Porcelanosa ceramic tiling

Dual aspect dining room with walk in bay window to the front & made to



Tenure: Freehold
EPC Rating: A
Council Tax Band: New
Build

measure bespoke plantation wooden shutters to remain

Galleried landing enjoying twin windows to the front & built in storage cupboard

Dual aspect main bedroom with en-suite

Modern en-suite shower room comprising three piece white suite with feature low profile large shower cubicle tray, upgraded Porcelanosa ceramic wall/floor tiling, thermostatic Aqualisa showers with dual head fittings & Anthracite heated towel radiator

Three additional bedrooms with one being dual aspect

Modern main bathroom comprising four piece white suite, upgraded Porcelanosa ceramic wall/floor tiling, Thermostatic Aqualisa showers with dual head fittings & tall Anthracite heated towel radiator

7 Southerly facing privately owned solar panels with the added benefit of exporting electricity to the grid

Landscaped rear garden majority laid to lawn with recently laid Indian sandstone paved patio area, the seller informs us that they get 360 sun to the garden

Garage with power, lighting, added personal door into the garden & electric remote controlled door

Driveway parking, with 7.5KW electric car charging point, providing parking for multiple vehicles

The seller informs us that the two year developer snag list will still be valid until March 2027, the property also





benefits from the 10 year NHBC Guarantee

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with Google NEST heating control system installed

Broadband - There is full fibre broadband connected to the property with 900 Mbt

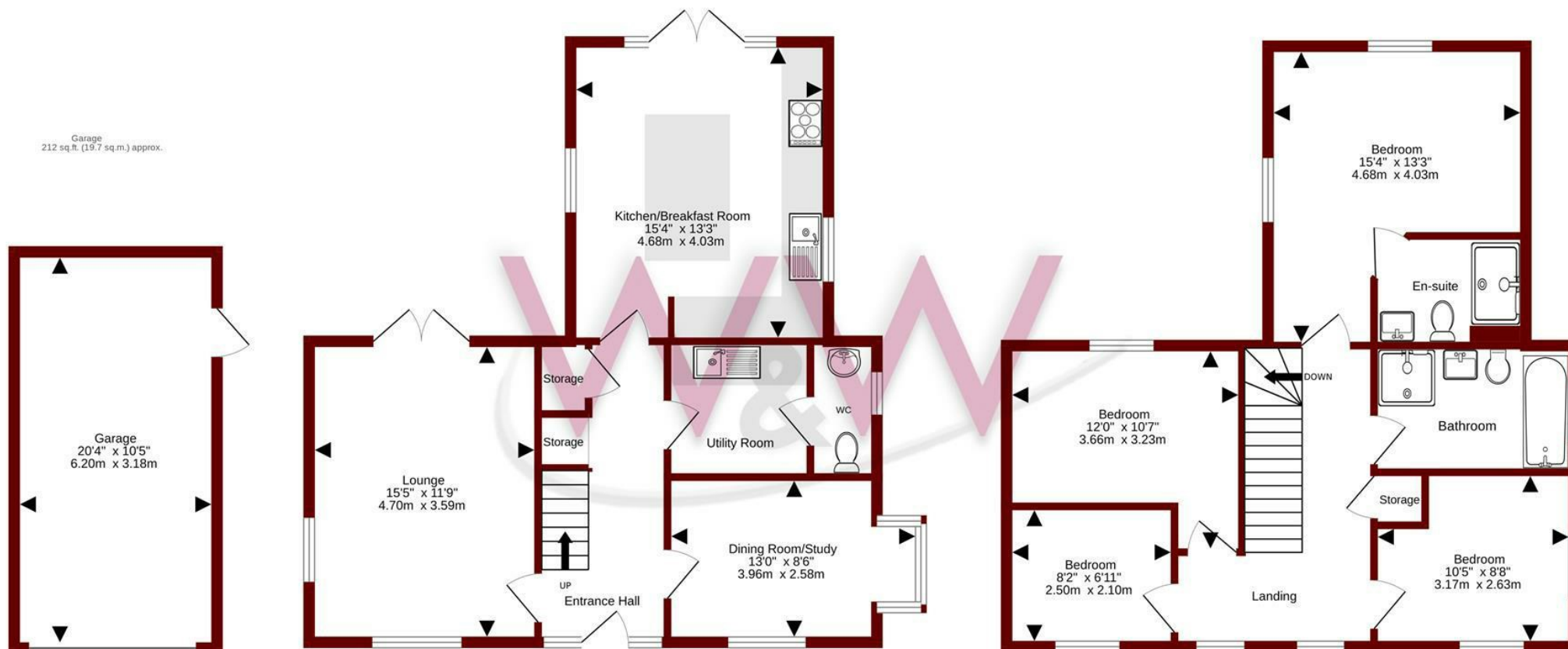
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

Ground Floor
663 sq.ft. (61.6 sq.m.) approx.

1st Floor
652 sq.ft. (60.6 sq.m.) approx.

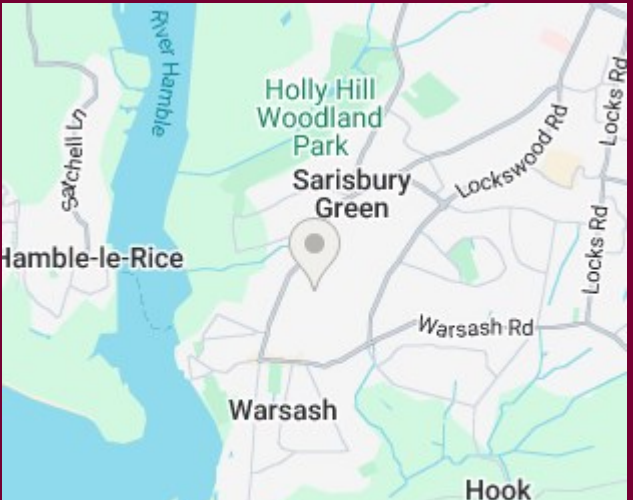
Garage
212 sq.ft. (19.7 sq.m.) approx.



TOTAL FLOOR AREA : 1527 sq.ft. (141.9 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 plus) A		
(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	

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