



BROOK
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ESTATE AGENTS

Cedar Cottage, Chiling Lane, Hook, Warsash, SO31 9HF

A four bedroom architect designed contemporary bungalow with a super stylish Nordic inspired interior nestled in the most idyllic natural setting of established picturesque grounds a secret haven of tamed woodland and wildlife Price Guide £800,000

Accommodation and features

- This is a unique property in an extraordinary setting, the tranquility and surroundings provide peace, purpose and a connection to nature rarely able to be experienced in such a convenient coastal location
- The grounds extend to approx. 0.4 acre and Cedar Cottage sits perfectly on the plot enjoying a sunny position its impressive borders are a menagerie of traditional established shrubbery, seasonal wild flowers and hedging
- Maintained and presented for the ultimate rural lifestyle with a coastal twist the location is ideal for those looking to really retreat and thrive in a natural environment with an abundance of stunning walks and trails for health and exercise
- The property offers versatile accommodation on the level with an impressive open plan European living style finished using quality materials for a superior edge
- The wood finish in the kitchen is timeless, it provides a sturdy functional working space with clever touches of character design and practicality
- Freshly decorated with warm neutral décor and cream carpets to complement
- No chain





Brook Independent Estate Agents are delighted to present to the market this individual detached four bedroom single storey residence set in an enviable sunny plot in the quiet Warsash Hamlet of Hook. The area is exceptionally sought after as its where rural and coastal combine producing an outstanding area of rich farmland and woodland nurtured by the coastal breeze . A vast network of pathways and trails wind through this scenic spot out to the most picturesque and interesting stretches of Southampton Water , mouth of the river Hamble and Meon shoreline. Unbelievably, close by are schools of excellent repute, access to the commerce centres of Kitescroft, Segensworth, Whiteley, local towns and cities and main commuter routes into cities and well served towns. Although occupying a secluded position the beauty of this versatile home is the ability to be in a central spot such as Titchfield, Warsash or Locks Heath with its popular coffee house, independent stores and Waitrose supermarket within minutes by car.

The property has remained in the same occupation from new and is a stylish yet subtle architectural statement timeless in its fluidity and flow. Cedar Cottage has this unique feeling of togetherness and connectivity enhanced by its natural surroundings, this home provides for life, its futureproof. The interior embraces a family's needs calming the chaos of daily life with its practicality and serene outlook. It's a magical environment to reside, the flora and fauna the seasons provide are truly spectacular. It's a base you will never want to leave and everyone will remember when they visit. Hazy summer days and crisp winter mornings it's a postcard of quintessential countryside and convenience within easy reach. The next occupants may tailor extend or enhance to suit their needs but as it stands this is a warm welcoming home of versatility and comfort with a clever mix of traditional natural features set in well-tended grounds overlooking beautiful established south westerly gardens. It is without doubt is the most idyllic situation for those looking for an individual family residence or retreat with an abundance of activity and amenities close at hand.

An early inspection is highly advised and viewings are strictly by appointment.

General Information: Tenure: Freehold **Services:** Mains Water & Electricity, Oil Fired Central Heating



