



Chimney Pots  
ESTATE AGENTS

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Newtown Road, Warsash, SO31 9GY

Guide price £850,000



A period double-fronted detached family home which has been considerably enhanced and beautifully maintained

Two elegant front-facing reception rooms provide flexible living space

Four well-proportioned double bedrooms are served by a well-appointed family bathroom and ground floor shower room

A generous rear garden thoughtfully arranged into distinct areas for entertaining and recreation

Side driveway offering off-road parking for up to four vehicles in tandem and separate garage

Energy Rating C, supported by solar panels, Tesla Powerwall 13.5kW battery, and Zappi EV charger

A fabulous kitchen/dining/ family room and large utility room

Close to Hamble shoreline, nature reserve, and Warsash village amenities

**Ruby Cottage, 123 Newtown Road, Warsash,  
Southampton, SO31 9GY**

**Charming Character Cottage in the Heart of Warsash  
– A Perfect Blend of Period Charm & Modern Living**

Tucked away in the ever-popular village of Warsash, Ruby Cottage is a beautifully presented character home offering a rare combination of charm, comfort and lifestyle. This delightful property is ideal for buyers seeking something with personality, yet practical for modern-day living.

From the moment you step inside, the cottage feel is immediately apparent. Cosy yet well-proportioned living space provides the perfect places to relax, enhanced by period features and a warm, inviting atmosphere.

The property continues to impress with a well-appointed open-plan kitchen, dining and sitting area, thoughtfully designed to maximise both space and functionality, creating an ideal setting for everyday living and entertaining alike.

Upstairs, the accommodation offers comfortable and well-balanced bedrooms, perfect for a range of buyers including first-time purchasers, downsizers or those looking for a weekend retreat close to the coast.

Externally, the property benefits from a private outdoor spaces – ideal for enjoying the warmer months, whether that's a morning coffee or evening unwind.

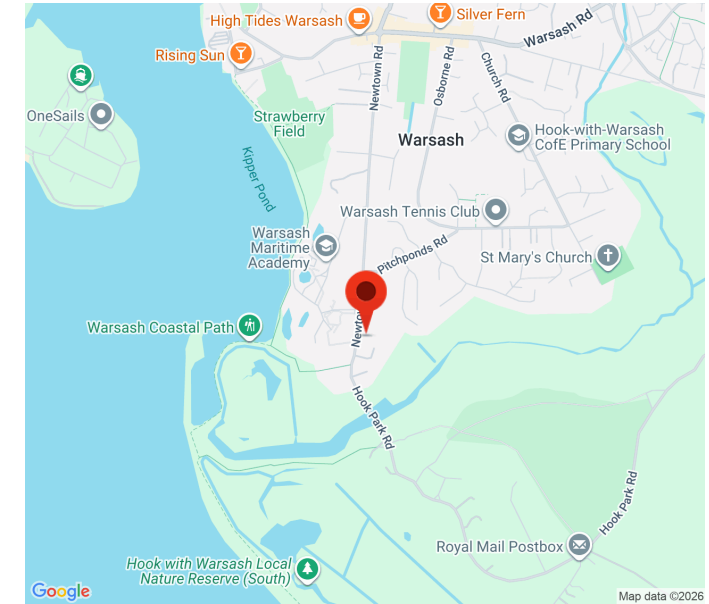




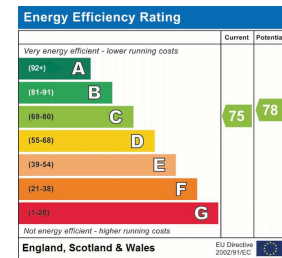
# Floor Plan



# Area Map



# Energy Performance Graph



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