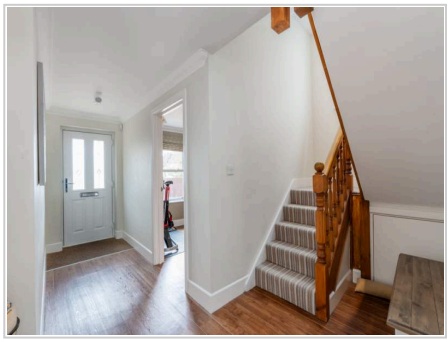
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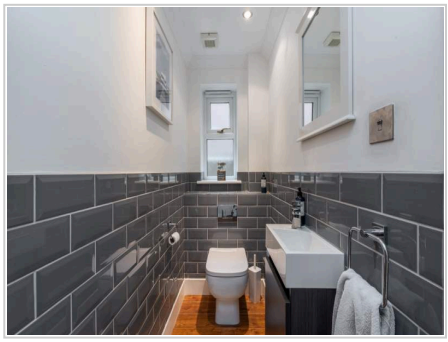
£840,000











- Four-bedroom detached home
- Arranged over three floors
- En-suites to two bedrooms
- Driveway with multi-car parking
- Quiet no-through road
- Garden Swim Spa
- Spacious open-plan kitchen/diner
- Generous garden outbuilding

0

Ref: PRA12823

Viewing Instructions: Strictly By Appointment Only

General Description

Brambles is delighted to welcome to the market this impressive four-bedroom detached home, arranged over three floors and situated in the highly desirable village of Warsash.

Accommodation

Outside

Paved driveway for multiple cars, lighting, side access, Porch leading to the front door.

Hallway

Composite foor with opaque glass inserts, coir matting, engineered oak flooring, skirting boards. Coving. Carpeted turning stair case with a wooden balustrade and ornate spindles rising to the first floor. Under stairs storage cupboard. Oak panel door with chrome fittings to the study, sitting room, downstairs WC and kitchen diner.

Study (9' 7" x 7' 6") or (2.92m x 2.28m)

Continuation of the engineered oak flooring. Double glazed sash window with chrome locks to the front of the property. Skirting boards. Coving.

Sitting room (17' 7" x 11' 2") or (5.35m x 3.40m)

Continuation of the oak engineered flooring. Skirting boards. Two double glazed sach windows with chrome locks to the front of the property. Wood burner set in the chimney breast with a oak wooden mantle piece and granite hearth. Skirting boards.

CLOAKROOM (6' 4" x 4' 7") or (1.94m x 1.40m)

Low level WC with a concealed cistern with a chrome flush panel. Sink with a mini wash hand basin set in wall hung vanity unit. Chrome mixer tap. Tiled walls. Opaque double glazed window to the side. Inset spot lights. Coving. Extractor fan.

KITCHEN DINING ROOM (19' 4" x 11' 7") or (5.90m x 3.54m)

Karndean flooring, matching wall and base units, integrated freezer, dishwasher and double size fridge and wine cooler, double glazed window to the side, sink with ingrained drainer and a chrome mixer tap, hot water tap, range cooker with bosh extractor hood, splshbacks matching worktops, inset spotlights, coving, curved opening into the utility room.

UTILITY (7' 6" x 5' 9") or (2.28m x 1.74m)

Matching wall and base units, quartz worktops, sink with ingrained drainer, filtered water tap, space for washing machine, UPVC double glazed door to the side, double glazed window to the side, inset spotlights, coving, extractor fan.

Family Room (17' 10" x 12' 0") or (5.44m x 3.65m)

Continuation of the karndean flooring, skirting boards, concertina bi fold doors to the garden, coving, inset spotlights, double glazed window to the side on the right, double glazed window to the side on the left.

Landing

Doors leading to all rooms, fitted carpet, large walk in airing cupboard housing the hot water cylinder and central heating boiler, skirting boards.

Bathroom (7' 4" x 6' 10") or (2.24m x 2.08m)

Tiled floor, pedestal hand wash basin with a chrome waterfall mixer tap, tiled splashbacks, chrome ladder style heated towel rail, low level WC with push system, double glazed opaque window to the side, panelled bath with a glass shower screen with a thermostatic shower, centralised chrome rainfall mixer tap with a shower attachment, tiled walls, extractor fan, coving, inset spotlights.

MASTER BEDROOM SUITE (20' 7" x 17' 8") or (6.27m x 5.38m)

Fitted carpet, two double glazed sash windows with chrome window locks, skirting boards, coving, inset spotlights, wall mounted under floor heating control, dressing room with with two sliding door fitted double wardrobes with hanging shelving and draw space. Built in shelving.

MASTER BEDROOM ENSUITE (8' 10" x 11' 8") or (2.68m x 3.56m)

His and hers hand wash basins with chrome mixer taps set in wall hung vanity units. Matching mirrors with backlit LED lighting and shaver points. Opaque double glazed window to the side. Low level WC with push system, large walk in shower, fixed rainfall shower head, spray shower attachment, chrome ladder style towel rail, extractor fan, inset spotlights, tiled flooring with matching complimentary tiled walls.

Bedroom 2 (15' 10" x 11' 1") or (4.82m x 3.37m)

Fitted carpet, fitted wardrobe with hanging space, two double glazed sash windows with chrome locks to the front, skirting boards, coving.

EN SUITE 2 (7' 6" x 5' 10") or (2.28m x 1.78m)

Double glazed opaque window to the side, low level WC with a push system, wash hand basin set in wall hung vanity unit with chrome mixer tap, walk in shower with complimentary tiled walls, fixed rainfall shower head, hand held shower attachment, extractor fan, inset spotlights, coving, mirror with backlit LED lighting,

Bedroom 3 (11' 9" x 9' 7") or (3.58m x 2.92m)

Fitted carpet, skirting boards, coving, double glazed sash window to the front.

Bedroom 4 (17' 11" x 11' 6") or (5.46m x 3.50m)

Fitted carpet, skirting boards, 3 double glazed velux windows with built in blinds. Two access points to the loft space which is completely boarded with lighting.

GARDEN

Mostly laid to lawn, landscaped with a patio to the rear as well as the front. Side access and rear access that leads onto the garage. Garage and workshop outbuilding. Swim spa.

GARAGE & WORKSHOP (30' 2" x 12' 7") or (9.20m x 3.84m)

Up and over door leading to the front, power and lighting, glazed window to the garden, separate door, pitched roof, composite decking externally and at the rear, large storage space with glazed window to the rear and additional side door, continuation of the pitch with composite decking as well.

Other

Fareham Borough Council Tax Band F Charges £3,279.68 for 2026/26
Vendors Position: Needs to find

Services

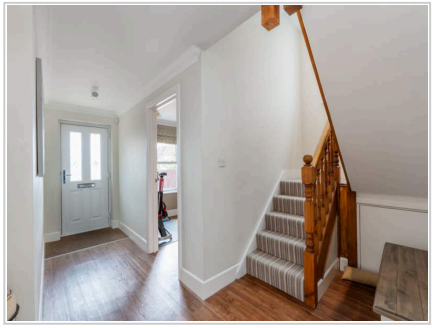
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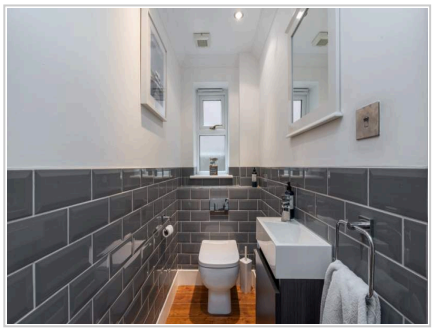
Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified

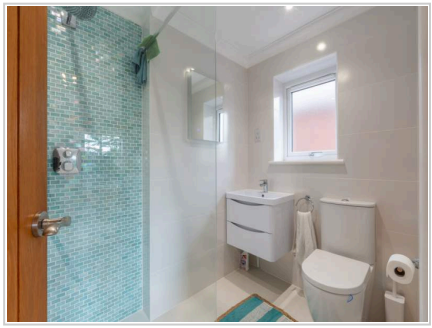























TOTAL FLOOR AREA : 2342 sq.ft. (217.6 sq.m.) approx.

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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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.