

Cowes Lane,
Warsash,
Southampton,
Hampshire.
SO31 9HD

1,490,000



- Unrivalled location with spectacular views across The Solent
- Three reception rooms plus kitchen/breakfast room and sun lounge
- Two en-suite bedrooms, both with fitted wardrobes and beautiful views
- Double garage, workshop and separate wood store plus gardeners WC!
- Extensive gardens surrounding the property plus ample driveway
- Offered with no forward chain

Ref: PRA12367

Viewing Instructions: Strictly By Appointment Only

General Description

Location, Location, Location! Little will compare to the tranquil setting of this fabulous property in the heart of Warsash

Accommodation

Entrance Hall (17' 0" x 12' 9") or (5.17m x 3.89m)

Coving to textured ceiling, wooden staircase to first floor landing, radiator, 2x under stairs cupboards - one housing gas and electric meters. Wooden flooring. Steel framed single glazed window to front.

Study (9' 0" x 9' 10") or (2.74m x 3.00m)

Coving to textured ceiling. Steel framed single glazed window to front with secondary glazing. Radiator.

W.C (9' 0" x 2' 11") or (2.74m x 0.89m)

Textured ceiling. Steel framed single glazed window to side, all mounted wash hand basin, low level WC.

KITCHEN BREAKFAST ROOM (20' 6" x 11' 11") or (6.26m x 3.63m)

Plain plastered ceiling with inset spot lights. UPVC double glazed window to rear, wooden framed single glazed window to side. Wall and base units with roll edge laminate worktops. Integrated appliances; dishwasher, washing machine, tumble drier, fridge and freezer. Double Neff oven, 4 ring electric hob inset to worktop. Stainless steel one and a half bowl sink and drainer.

Dining Room (13' 11" x 13' 9") or (4.25m x 4.18m)

Coving to textured ceiling, serving hatch to kitchen, box bay window to rear with UPVC double glazed window. Radiator. Open to;

Drawing room (24' 8" x 13' 11") or (7.52m x 4.23m)

Coving to textured ceiling, UPVC double glazed window to rear, radiator. Open fireplace with stone surround and hearth, built in bookshelves. Steel frames single glazed window to front with secondary glazing.

SUN LOUNGE

Textured ceiling, steel framed sliding patio doors to side and rear. Low level wall with UPVC double glazed windows to side, power and lighting. Stone flooring.

FIRST FLOOR LANDING (23' 1" x 10' 11") or (7.03m x 3.32m)

Coving to textured ceiling, 2 x steel framed single glazed windows to front, cupboard, loft hatch.

Bathroom (7' 9" x 10' 11") or (2.36m x 3.32m)

Textured ceiling, Steel framed single glazed window to front, Electric shower over bath, part tiled walls, wash hand basin, heated towel rail. Further door to Master en-suite.

Master Bedroom (15' 11" x 12' 1") or (4.86m x 3.69m)

Textured ceiling, UPVC double glazed window to rear, built in double wardrobe with sliding doors, door to eaves storage, radiator.

MASTER ENSUITE (10' 11" x 6' 11") or (3.32m x 2.12m)

Textured ceiling, radiator, UPVC double glazed window to side. Low level WC with concealed cistern, wash hand basin inset to vanity unit with light and shaver point. Thermostat control.

Guest Bedroom (14' 0" x 12' 1") or (4.26m x 3.69m)

Textured ceiling, UPVC double glazed window to rear, radiator. Built in wardrobe plus cupboard housing water tank.

GUEST ENSUITE (12' 1" x 5' 7") or (3.69m x 1.69m)

Plain plastered ceiling. wooden framed single glazed window to side with secondary glazing. Eaves storage, radiator. Pedestal wash hand basin, low level WC, pedestal wash hand basin. Fully tiled.

Bedroom 3 (12' 1" x 10' 0") or (3.69m x 3.05m)

Textured ceiling, UPVC double glazed window to rear, built in cupboard with shelving. Wash hand basin with light and shaver point above. Radiator.

Bedroom 4 (9' 9" x 9' 7") or (2.96m x 2.93m)

Textured ceiling, steel framed single glazed window to side, radiator, door to eaves storage.

COURTYARD

Doors to;
wood store, outside WC and gate to garden.

GARAGE/WORKSHOP (30' 3" Max x 16' 6" Max) or (9.23m Max x 5.03m Max)

Steel framed single glazed windows to rear, wooden framed single glazed window to side. Up and over garage door to front. Power and light.

FRONTAGE

Shingle driveway with five bar gate and parking for numerous vehicles. Large front garden, mainly laid to lawn with hedgerow to front. Selection of mature shrubs and trees, including well stocked fruit trees. N.B. Large oak tree is subject to a tree preservation order.

GARDEN

Enclosed by low level hedging and fencing with views beyond the garden, across the Nature Reserve, to the Isle of Wight. Mainly laid to lawn with shrub borders and patio area. Access at both sides to front of property.

Services

EPC Rating:53

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified







BRAMBLES

Awaiting Images

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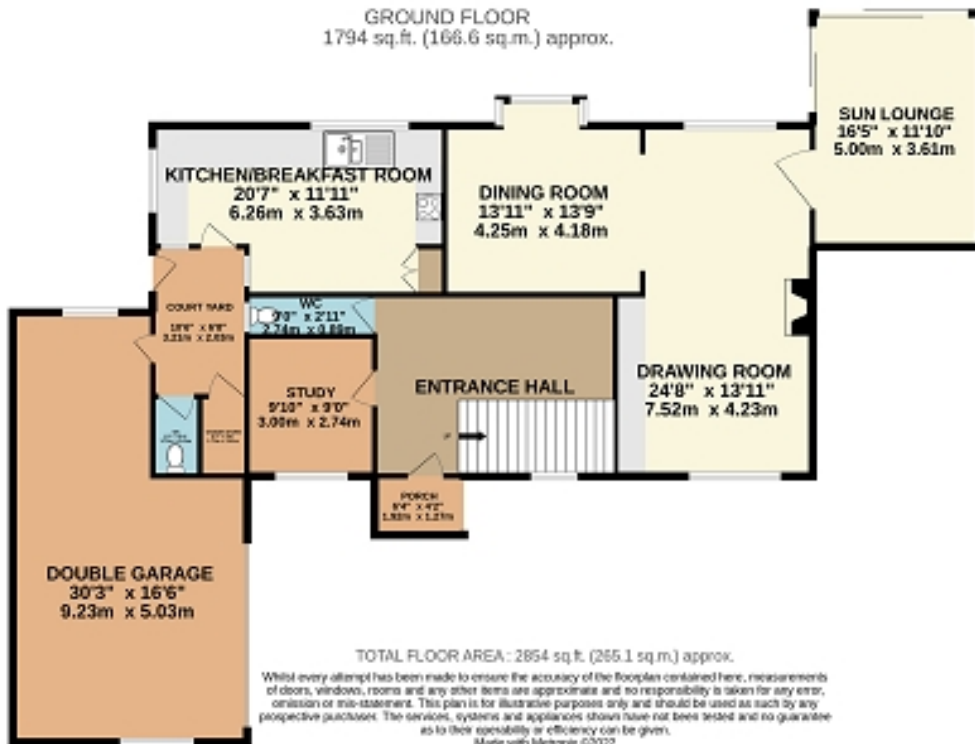
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1ST FLOOR
1060 sq.ft. (98.5 sq.m.) approx.



GROUND FLOOR
1794 sq.ft. (166.6 sq.m.) approx.



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.