Greenaway Lane Warsash Southampton Hampshire SO31 9HT

£925,000











- Quiet no-through road in a highly desirable setting

Ref: PRA12761

Viewing Instructions: Strictly By Appointment Only

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General Description

Brambles Estate Agents are delighted to present this exceptional opportunity in sought-after Warsash; A detached four-bedroom family home set on a 0.6 acre plot with outstanding potential.

Accommodation

Outside

Driveway parking for several vehicles. Single garage plus double car port. Front garden laid to lawn with mature trees, hedges and borders. Side access.

Entrance Hall

Wooden front door with fixed glazing either side. Security alarm controls. Flooring laid to tiles and carpet. Skirting boards. Radiator. Access to breaker switches. Built in storage cupboard. Wooden staircase rising to first floor. Doorways lead to all rooms on ground floor.

Study (11' 6" x 13' 1") or (3.50m x 4.0m)

Double glazed windows to front and side. Carpet. Skirting boards. Radiator.

RECEPTION/BEDROOM (8' 10" x 13' 6") or (2.70m x 4.12m)

Double glazed windows to front and side. Carpet. Skirting boards. Radiator. Hand wash basin.

Kitchen/Diner (21' 11" x 14' 4") or (6.68m x 4.36m)

Double glazed windows to side. French doors open out to back garden. Vinyl flooring. Matching wall and base units. Ample work surfaces. Tiles splash backs. Double stainless steel sink and drainer with chrome mixer tap. Range cooker and hood. Built in seating area with storage incorporated. Space for dining table and chairs. Built in panty cupboards. Inset spot lights. Doorway to utility room. Opening to family room.

Utility Room (6' 6" x 9' 9") or (1.97m x 2.96m)

Tiled flooring. Half tiled walls. Wall units. Work surface with space for appliances beneath. Sink with chrome mixer tap. Radiator. Built in storage cupboard. Doorway to garden.

Family Room (19' 1" x 13' 1") or (5.81m x 4.0m)

Double glazed window to rear. French doors open to back garden. Carpet. Skirting boards. Radiator.

Lounge (18' 6" x 19' 1") or (5.63m x 5.82m)

Double glazed window to garden. French doors open to back garden. Carpet. Skirting boards. Two radiators. Open fireplace.

W.C (5' 6" x 7' 7") or (1.68m x 2.30m)

Double glazed window to front. Tiled floor. Low level WC with cistern. White wash basin with chrome taps. Fitted vanity units. White ladder style heated towel rail.

Landing (6' 5" x 19' 8") or (1.96m x 6.0m)

Window to front. Carpet. Skirting boards. Radiator. Built in storage cupboard. Doorways lead to all rooms on first floor.

Bedroom 4 (9' 5" x 9' 2") or (2.87m x 2.80m)

Window to front. Carpet. Skirting boards. Radiator.

Bedroom 1 (10' 8" x 17' 2") or (3.26m x 5.22m)

Double glazed window to read. French doors open out to terrace. Carpet. Skirting boards. Built in storage. Radiator. Doorway to ensuite.

En Suite (9' 5" x 5' 8") or (2.87m x 1.73m)

Wet room. Window to side. Vinyl flooring. Tiled walls. Low level WC with cistern. White pedestal wash basin with chrome taps. Electric shower. Chrome ladder style heated towel rail. Electric shaving point. Extractor fan.

Bedroom 2 (15' 1" x 10' 10") or (4.60m x 3.30m)

Double glazed window to rear. Carpet. Skirting boards. Radiator. Eaves storage. Fitted bedside tables.

Bedroom 3 (16' 5" x 9' 10") or (5.0m x 3.0m)

Double glazed window to back garden. Carpet. Skirting boards. Radiator. Eaves storage.

FAMILY BATHROOM (11' 11" x 7' 5") or (3.62m x 2.25m)

Double glazed window to side. Tiled walls. Tiled floor. Bath with chrome taps and shower attachment. Low level WC with concealed cistern. His and hers wash basins with chrome taps. Radiator. Airing cupboard housing the water cylinders.

Shower Room (9' 4" x 4' 11") or (2.84m x 1.50m)

Double glazed window to side. Tiled floor. Fully tiled shower cubicle with electric shower and glass screen. Chrome ladder style heated towel rail. Extractor fan.

STORAGE CUPBOARD (5' 7" x 11' 2") or (1.70m x 3.40m)

Large eaves storage cupboard with built in shelving.

GARAGE (18' 8" x 108' 3") or (5.68m x 33.0m)

Single garage. Windows to back garden.

GARDEN

Generous plot. Laid to lawn. Large patio area. Wooden pergola. Mature trees, hedgerows and flower beds. Outbuilding provides access to oil fuelled heating tank and boiler. Side access.

CAR PORT (16' 1" x 17' 7") or (4.90m x 5.36m)

Double car port. Doorways to house and storage shed.

STORAGE SHED (6' 7" x 17' 7") or (2.0m x 5.36m)

Windows to back garden. Power and lighting.

Other

Fareham Borough Council tax Band G £2705.69 2025/26 charges.
Vendors position: No forward chain.

Services

EPC Rating:56

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



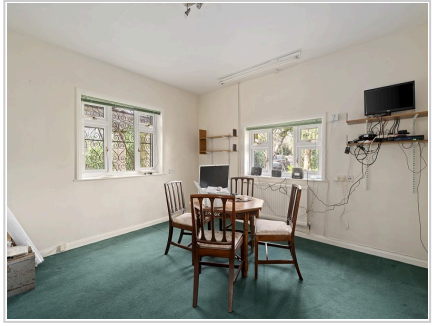


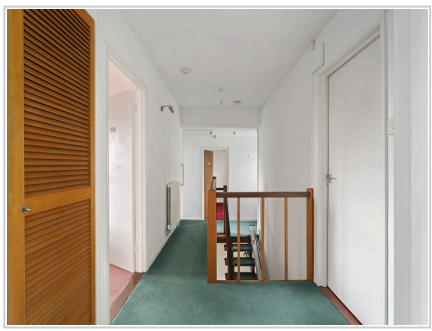








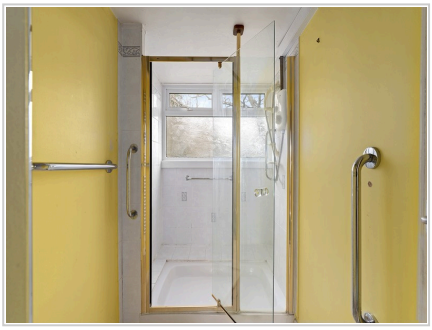





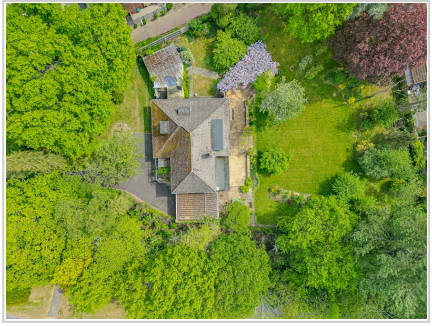






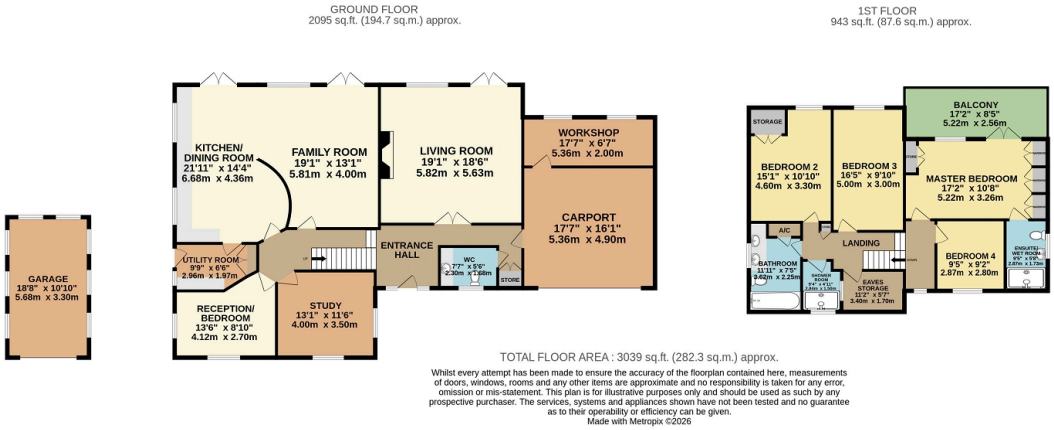










All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase 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.