Brook Lane
Warsash
Southampton
Hampshire
SO31 9FD

£625,000











- Detached family home in the sought-after village of Warsash

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Ref: PRB10824

Viewing Instructions: Strictly By Appointment Only

General Description

An excellent detached family home with three bedrooms, three reception rooms, double garage and driveway parking. Ideally located in the sought after village of Warsash close to local amenities. Being offered with no forward chain.

Accommodation

Outside

Front garden laid to lawn. Borders with abundance of plants and shrubs. Privacy hedge row. Gravel driveway with space for multiple cars. Iron gate opens to side access. Sheltered porch canopy.

Entrance Hall (11' 6" x 10' 0") or (3.51m x 3.06m)

Carpet. Skirting boards. Radiator. Carpeted, turning staircase rising to first floor. Doorways to dining room, living room, and downstairs toilet.

Living Room (19' 10" x 13' 11") or (6.05m x 4.25m)

Double glazed window and fixed panel glazing to front. Carpet. Skirting boards. Open fireplace with brick work hearth and wood store. Two radiators. Sliding door leading to conservatory.

Dining Room (14' 5" x 17' 11") or (4.40m x 5.46m)

L-shaped room. Carpet. Skirting boards. Radiator. Built-in storage. Gas feature fireplace with mantle and hearth. Doorways to hallway, kitchen, conservatory and study.

Study (8' 9" x 7' 10") or (2.66m x 2.40m)

Double glazed window to front. Carpet. Skirting boards. Built-in storage cupboards. Fitted desk. Wall and base units.

Conservatory (12' 10" x 13' 11") or (3.92m x 4.25m)

Dwarf wall conservatory with glazing and opening windows on three sides. Two skylights. French doors opening out to back garden. Tiled flooring. Doorway to dining room and living room.

Kitchen (11' 7" x 10' 1") or (3.52m x 3.07m)

Double glazed window to rear. UPVC double glazed door to the back garden. Laminate floor tiles. Full range of matching wall and base units. Ample work surfaces. Integrated electric oven. Four point electric hob. Extractor hood. Space and plumbing for fridge freezer, washing machine and slim line dishwasher.

W.C (5' 4" x 5' 11") or (1.62m x 1.80m)

Step down into room. Double glazed window to front. Low-level WC with cistern. Hand wash basin with chrome tap.

Landing (14' 4" x 6' 3") or (4.36m x 1.91m)

Double glazed window to front. Carpet. Skirting boards. Access to loft. Doorways to all rooms on first floor.

Bedroom 1 (12' 10" x 11' 6") or (3.90m x 3.50m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Fitted wardrobe. Doorway to ensuite.

En Suite (6' 5" x 6' 0") or (1.96m x 1.82m)

Skylight to rear. Laminate floor tiles. Low level WC with cistern. Pedestal wash basin with chrome mixer tap. Fully tiled shower cubicle with glass sliding doors. Airing cupboard housing the combi boiler. Eaves storage.

Bedroom 2 (11' 0" x 13' 11") or (3.36m x 4.25m)

Double glazed window to front. Carpet. Skirting boards. Radiator. Built in wardrobe system. Eaves storage.

Bedroom 3 (8' 2" x 13' 11") or (2.50m x 4.25m)

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

Bathroom (6' 5" x 6' 11") or (1.96m x 2.10m)

Double glazed opaque window to rear. Laminate floor tiles. Panel bath with tiled surrounds and chrome shower above. Wash basin with mixer tap and vanity unit below. Radiator.

Toilet (4' 4" x 3' 1") or (1.32m x 0.94m)

Double glazed opaque window to rear. Laminate floor tiles. Low level WC with concealed cistern.

GARDEN

Mainly laid to lawn. Mature flower beds with abundance of plants, shrubs and trees. Fish pond. Wooden shed. Outdoor tap. Fully fenced.

GARAGE (23' 2" x 21' 4") or (7.05m x 6.50m)

Detached double garage with two up and over doors.

Other

Fareham Borough Council Tax Band F £3,279.68 Charges 2026/27
Vendors Position: No Forward Chain

Services

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified







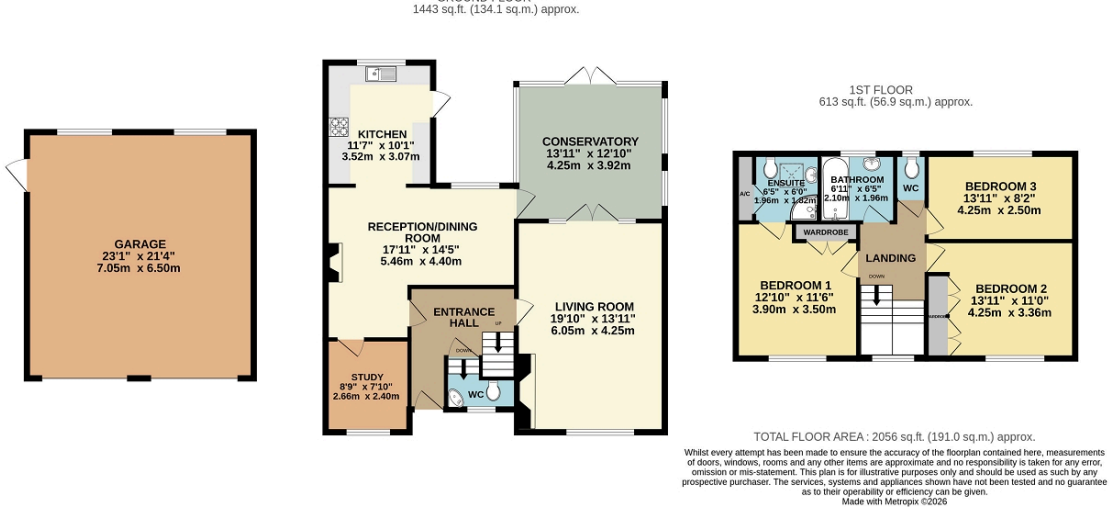












All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase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