

# Chimneypots

estate agents



Newtown Road,  
Warsash SO31 9FY

Guide Price of **£575,000**



# Newtown Road, Warsash SO31 9FY

- A BESPOKE DETACHED FAMILY HOME OFFERING BUILT TO A HIGH SPECIFICATION
- SITUATED IN A SECLUDED LOCATION A SHORT WALK OF THE FORESHORE AND VILLAGE
- LOUNGE WITH GAS BURNING STOVE AND DINING ROOM, BESPOKE GERMAN KITCHEN/BREAKFAST ROOM WITH FULLY INTEGRATED APPLIANCES
- THREE DOUBLE BEDROOMS EACH WITH EN-SUITE
- SUNNY AND SECLUDED REAR GARDEN
- DETACHED GARAGE AND AMPLE PARKING
- HIGH QUALITY TILING AND SANITARYWARE FITTINGS



Nestled away from the road along private road backing onto the allotments in Warsash is this bespoke detached family home built and finished to a very high standard.

The property extends to 1100 square feet and offers superb contemporary living spaces; the Living Room is spacious extending from the front to the rear of the property with French doors leading out to a patio and featuring a bay window and gas burning fire.



To the rear is a light and airy bespoke German kitchen fitted with an extensive range of units, fully integrated appliances and a breakfast bar. A further set of French doors allows access to the garden. From the kitchen a door leads to the utility room with space for further appliances. For more formal occasions there is a dining room located to the front of the property with further bay window. A cloakroom completes the accommodation on the ground floor.

Upstairs there are three double bedrooms each having an en-suite and completing the internal accommodation.



To the front of the property is block paved driveway, providing ample parking and access to a garage. The rear garden is enclosed by fencing and hedgerow. A patio area extends across the rear ideal for entertaining with a further area laid to lawn. The garden offers a sunny aspect and secluded position.

Warsash Shore is a short walk away as is the village which has excellent amenities such as convenience stores, coffee shop, post office, restaurants and public houses. Warsash remains ever popular with families with excellent schooling on the doorstep and for sailing enthusiasts with the River Hamble on the doorstep.



## ACCOMMODATION

Front Door Leading To:

Hallway

Lounge 20' 0" x 10' 0" (6.09m x 3.05m)

Dining Room 12' 0" x 9' 0" (3.65m x 2.74m)

Kitchen/ Breakfast Room 13' 0" x 12' 8" (3.96m x 3.86m)

Utility Room 5' 0" x 4' 10" (1.52m x 1.47m)

Cloakroom

Landing

Master Bedroom 15' 0" x 10' 7" (4.57m x 3.22m)

En-Suite

Bedroom Two 16' 0" x 13' 0" (4.87m x 3.96m)

En-Suite

Bedroom Three 10' 0" x 9' 0" (3.05m x 2.74m)

En-Suite

## OUTSIDE

Front and Rear Gardens

Garage and Driveway

# Energy Performance Certificate

HM Government

37a, Newtown Road, Warsash, SOUTHAMPTON, SO31 9FY

Dwelling type: Detached house

Reference number:

0254-3889-7967-9598-4221

Date of assessment: 11 June 2016

Type of assessment:

SAP, new dwelling

Date of certificate: 11 June 2016

Total floor area:

125 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 1,242

Over 3 years you could save

£ 438

## Estimated energy costs of this home

|              | Current costs      | Potential costs    | Potential future savings                 |
|--------------|--------------------|--------------------|--|
| Lighting     | £ 222 over 3 years | £ 222 over 3 years |  |
| Heating      | £ 708 over 3 years | £ 711 over 3 years |  |
| Hot Water    | £ 312 over 3 years | £ 171 over 3 years |  |
| <b>Total</b> | <b>£ 1,242</b>     | <b>£ 1,104</b>     | <b>You could save £ 138 over 3 years</b> |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

|  | Current | Potential | The graph shows the current energy efficiency of your home.<br>The higher the rating the lower your fuel bills are likely to be.<br>The potential rating shows the effect of undertaking the recommendations on page 3.<br>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).<br>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants. |
|--|---------|-----------|---|
| Very energy efficient - lowest energy costs    |         |           |   |
| A  |         |           |   |
| B  |         |           |   |
| C  |         |           |   |
| D  |         |           |   |
| E  |         |           |   |
| F  |         |           |   |
| G  |         |           |   |
| H  |         |           |   |
| I  |         |           |   |
| J  |         |           |   |
| K  |         |           |   |
| L  |         |           |   |
| M  |         |           |   |
| N  |         |           |   |
| O  |         |           |   |
| P  |         |           |   |
| Very energy inefficient - highest energy costs |         |           |   |

## Actions you can take to save money and make your home more efficient

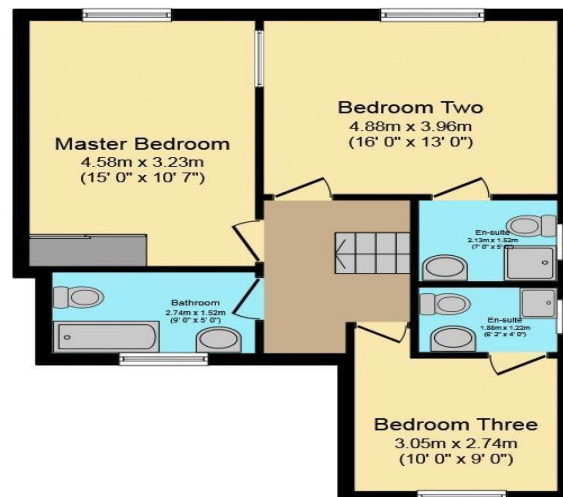
| Recommended measures                 | Indicative cost | Typical savings over 3 years |
|--------------------------------------|-----------------|------------------------------|
| 1 Solar water heating                | £4,000 - £8,000 | £ 135                        |
| 2 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 942                        |





## Ground Floor

Floor area 54.7 sq. m. (589 sq. ft.) approx

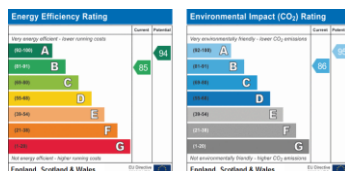


## First Floor

Floor area 50.7 sq. m. (546 sq. ft.) approx

Total floor area 105.4 sq. m. (1,135 sq. ft.) approx

is for illustration purposes only and may not be representative of the property.  
d size of doors, windows and other features are approximate. Unauthorized  
hibited. © PropertyBOX



Mariners Quay, Shore Road, Warsash, SO31 9FR

Tel: 01489 584298 Email: [hello@chimneypotsestateagents.co.uk](mailto:hello@chimneypotsestateagents.co.uk)

[www.chimneypotsestateagents.co.uk](http://www.chimneypotsestateagents.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.