

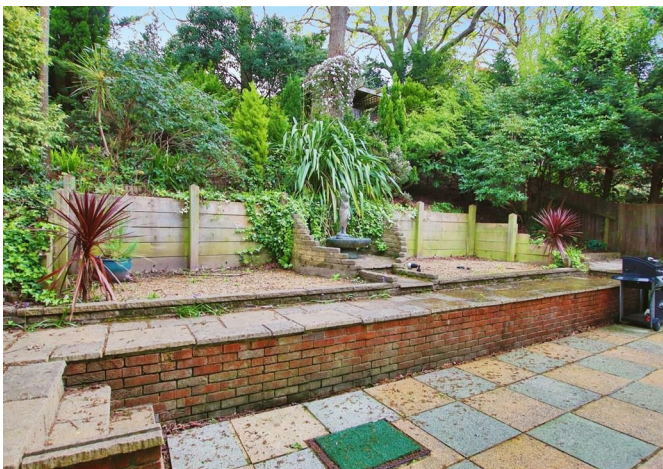


Chimney Pots  
ESTATE AGENTS

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Lower Spinney, Warsash, Southampton

£625,000



- A substantial detached family home which has been beautifully maintained
  - 5/6 Bedrooms
- Four bedrooms in main house, further one bedroom self contained annexe with another bedroom to the side
  - Lounge, dining room and kitchen/ breakfast room
    - Established garden with spacious terrace
    - Garage and driveway
- Within walking distance of the local schools and village and a stones throw from Strawberry fields and a short stroll to the River Hamble and foreshore
  - Offered for sale with no forward chain

Situated in an enviable position in the heart of the village is this impressive detached family home which has been considerably enhanced and beautifully maintained by the current owners with the further benefits of a self-contained annexe and home gym/ office.

The principle accommodation is of generous proportions providing a feeling of space with an abundance of light filtering throughout. There are two generous reception rooms, the lounge overlooks the front aspect with floor-to-ceiling windows and doors and feature fireplace. The dining room is to the rear and enjoys a pleasant view of the rear garden. There is a kitchen/ breakfast room and adjacent utility room. From here an inner lobby gives access to the self-contained one-bedroom annexe, the garden and a further versatile room currently a study which could be used as a bedroom.

Upstairs there are four double bedrooms, with the 2nd benefitting an en-suite shower room. A modern family bathroom completes the principle accommodation of the main residence.

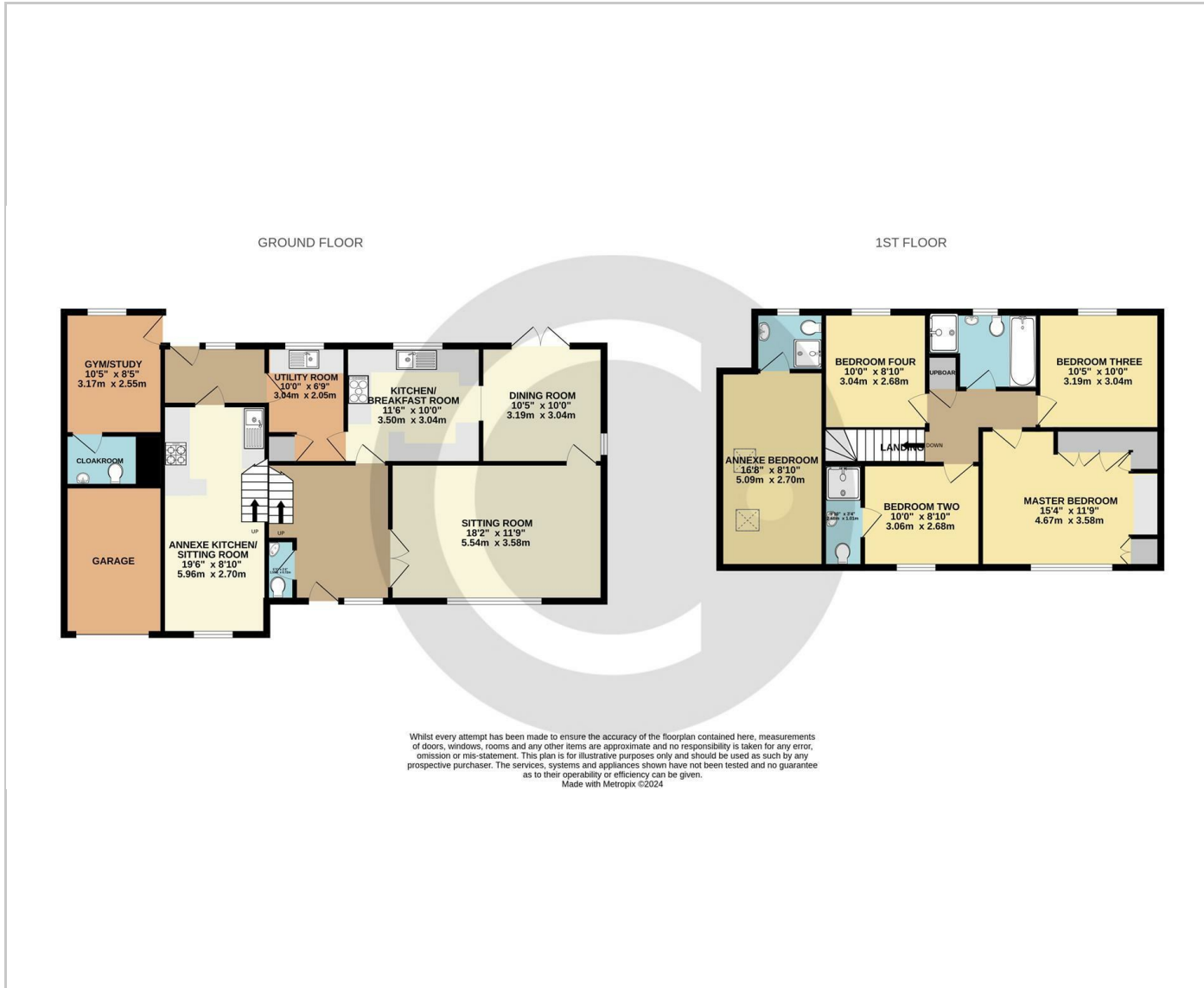
The carefully considered annexe accommodation is arranged over two floors. The ground floor provides open-plan living accommodation with a lounge and kitchen area. Upstairs there is a double bedroom and en-suite shower room.

A further feature of the property is the very secluded enclosed garden to the rear offering complete privacy with well-stocked terraces of seasonal shrubbery injecting colour through the various seasons with pathways and seating areas. The front garden is wall enclosed with a block paved driveway providing access to the garage and off road parking for two/ three vehicles.

The location is unparalleled, being a stones throw from Strawberry fields and a short stroll to the River Hamble and foreshore, and with countryside walks. It is close to the heart of Warsash's centre, providing convenient access to a wide array of amenities, shops, bars, and restaurants along with the popular sailing club and yachting and water sports facilities.



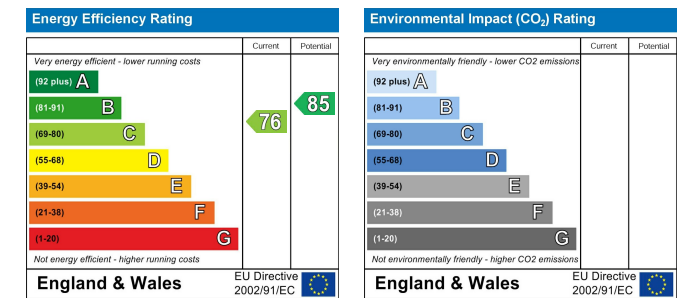
## Floor Plans



## Area Map



## Energy Performance Graph



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