



Addison
ESTATE AGENTS

ASKING PRICE

£850,000

Warsash Road

Southampton, SO31 9HW

PROPERTY SUMMARY

Spacious 2,000 sqft detached new build, one of just three private homes and set on the widest plot, featuring a showstopping 32ft kitchen/family room, two en-suites, a dedicated study and a beautifully landscaped garden. Energy-efficient, high-spec throughout and perfectly placed for coastal walks, excellent schools and vibrant village living.

4



3



2









PLOT TWO



PLOT 2 | GROUND FLOOR

Kitchen/Dining 10.0m x 4.1m
Office 2.0m x 3.2m
Living Room 4.0m x 4.8m
Utility 2.5m x 1.9m

Total Floor Area 184m² | 1980ft²



PLOT 2 | FIRST FLOOR

Master Bedroom 5.6m x 4.1m
Bedroom 2 4.4m x 4.1m
Bedroom 3 4.0m x 4.1m
Bedroom 4 3.7m x 3.2m

R/O 31 - 35 WARSASH ROAD
WARSASH
SOUTHAMPTON
SO31 9HW

DRAWING TITLE:
PLOT 2 - GROUND FLOOR
SCALES: (A3 SHEET)

DATE:
MARCH 2025
DRAWING NO: 006
Description Date



LOCAL AUTHORITY

TENURE

Freehold

EPC RATING:

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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