



**BROOK**  
INDEPENDENT  
ESTATE AGENTS

49 Osborne Road, Warsash, SO31 9GJ

# A very well presented and maintained three bedroom home with excellent parking, a stunning garden and garden room extension

£389,950

## Accommodation & Features

- An opportunity to acquire a spacious end of terrace home in the village a short walk to the river and shops
- Having remained in the same family for over fifty years it enjoys a warmth and established welcoming feel throughout
- Quality wood doors, nice flooring, attractive versatile garden room with velux windows and French doors to the patio
- Lovely spacious living room with slate fireplace secluded view to the front
- Ground floor wet /shower room fully tiled with a heated towel radiator
- Good sized and well equipped kitchen with plenty of preparation space and room for a breakfast table open plan through to a useful utility /boot room
- Three well proportioned bedrooms
- First floor cloakroom
- Magnificent established garden with beautiful borders and manicured shrubbery plus wonderful seating areas to capture the best of the days sun
- Brilliant parking for numerous cars plus access via side gate through to rear garden
- Central village position a short stroll from the walks along the river and useful community amenities





Brook Independent are delighted to present to the market this beautifully presented three bedroom home set at the end of a landmark terrace of elevated homes on this very sought after road. It is perfectly situated in the heart of the village ideal for access routes to local towns, cities and the commercial centres of Whiteley, Kitescroft and Segensworth. The village itself has an array of super shops, Inns, a school of excellent repute and a well-stocked convenience store. At the nearby Locks Heath centre there are further shopping facilities, a popular coffee house and Waitrose Supermarket. The added attraction to this village location is the proximity to the River Hamble, its sailing reputation and vista across the river to Southampton water draw people to this coastal haven. Warsash offers some of the finest sailing on the South Coast, it's a place where maritime, sailing and wildlife enthusiasts congregate amongst the thriving cottage industries that support this community. There are an abundance of trails and footpaths following the picturesque, ever-changing scenery along the riverbanks of the Hamble an exceptional place to reside and enjoy this waterside haven. All these attributes make this a destination address for those looking for activity and amenities on one's doorstep.

The property has remained in the same family for many years, a sign of just how well these traditional homes serve family life, they offer a great central base and versatile accommodation with scope. The current owners have invested many years of care and love into this home and that is very apparent by the quality wood doors, beautiful garden room and work that has gone in to creating the magnificent gardens. There are three good sized bedrooms on the first floor and a cloakroom, however the ground floor is where the time is spent and this perfectly placed home has a great ground floor layout with a social kitchen breakfast room and stunning garden room plus all important utility /boot room. To complement the gardens have been cultivated to provide a sensational display year round plus sunny seating areas to relax an retreat to.

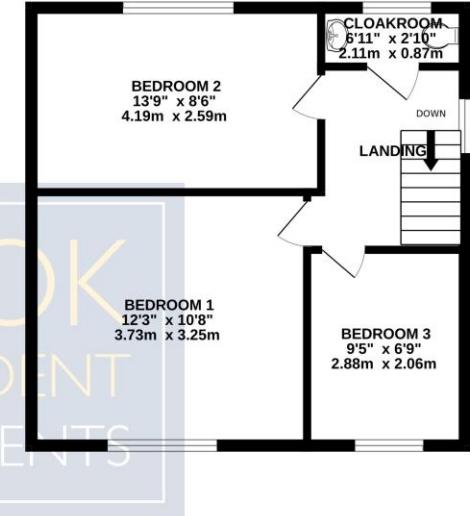
In summary this is a well maintained home in the village with excellent parking and family sized accommodation , an early inspection is highly recommended.





GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.

1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.

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33 Middle Road, Park Gate, Southampton SO31 7GH  
Tel: 01489 885500 [admin@brookindependent.co.uk](mailto:admin@brookindependent.co.uk)  
[www.brookindependent.co.uk](http://www.brookindependent.co.uk)

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