



ABSHOT
ESTATES

CHARTER HOUSE

6 Cawtes Reach, Warsash, Southampton, SO31 9EA



THE WOW FACTOR

Set on approximately one acre of meticulously landscaped grounds, with direct access to Holly Hill.

Located in the highly sought-after area of Warsash, Charterhouse is part of an exclusive gated estate shared with only five other prestigious residences.



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Situated In the highly sought-after location of Warsash, Charter House is nestled within an exclusive gated estate, sharing its distinguished surroundings with just five other prestigious residences. Built in 2010 and meticulously refurbished from its original specification 2.5 years ago, this home offers accommodation extending to almost 5000 square feet, providing ample space for luxurious living. Situated on approximately one acre of meticulously landscaped grounds, this residence boasts direct access onto Holly Hill, a historic parkland spanning 35 hectares, offering unparalleled natural beauty and tranquillity. Additionally, its prime location offers the convenience of being only a short stroll away from the picturesque banks of the River Hamble.



Introduction

Welcome to a lifestyle of unparalleled luxury, comfort, and convenience. Step into this meticulously designed property boasting a newly installed kitchen adorned with granite worktops and white wood painted cabinetry accented with silver leaf, creating an ambiance of elegance and sophistication. Entertain guests effortlessly with a walk-in wine showcase conveniently located off the dining area, showcasing your collection in style. Experience unparalleled comfort with silk carpets and fully redecorated interiors featuring high-quality designer materials, ensuring every corner exudes opulence. Seamlessly integrate modern technology into your lifestyle with a Control4 automated smart home system, accessible and controllable right from your fingertips via a multi-iPad set up. Stay comfortable year-round with air conditioning in the bedrooms and underfloor electric heating throughout powered by an energy-efficient air source heat pump. Rest easy knowing your home is secure with security cameras strategically placed throughout the property. Indulge in luxury bathing experiences with two large en suite wet room showers adorned with Porcelanosa tiles in the largest bedrooms, while a family bathroom also features Porcelanosa tiles. Unwind in style with a large dressing room complete with bespoke storage in the master bedroom. Park with ease in the triple garage complex, offering ample space for your vehicles and storage needs. Step outside onto an extensive patio area complete with an outdoor kitchen, perfect for al fresco dining and entertaining against a backdrop of lush surroundings.



LUXURY & STYLE

Newly installed kitchen featuring granite worktops.

Built in 2010 and recently refurbished to meticulous standards 2.5 years ago, this property spans almost 5000 square feet.



Outside

Charter House presents a grand and inviting exterior that exudes elegance and sophistication. The property sits majestically on approximately one acre of meticulously landscaped grounds, superbly maintained to enhance its natural beauty. Stepping outside, residents are greeted by an extensive patio area that serves as an outdoor kitchen that enhances the patio's functionality. Residents can enjoy leisurely strolls or nature walks amidst the tranquil nearby surroundings, immersing themselves in the beauty of the natural landscape right at their doorstep. The triple garage is generously sized to accommodate up to three vehicles comfortably. Constructed with durable materials, it provides ample storage space for tools, equipment, and outdoor gear. The outside W/C is strategically located on the exterior of the garage, offering convenience for residents and guests. The wood store provides storage space for firewood or outdoor supplies.



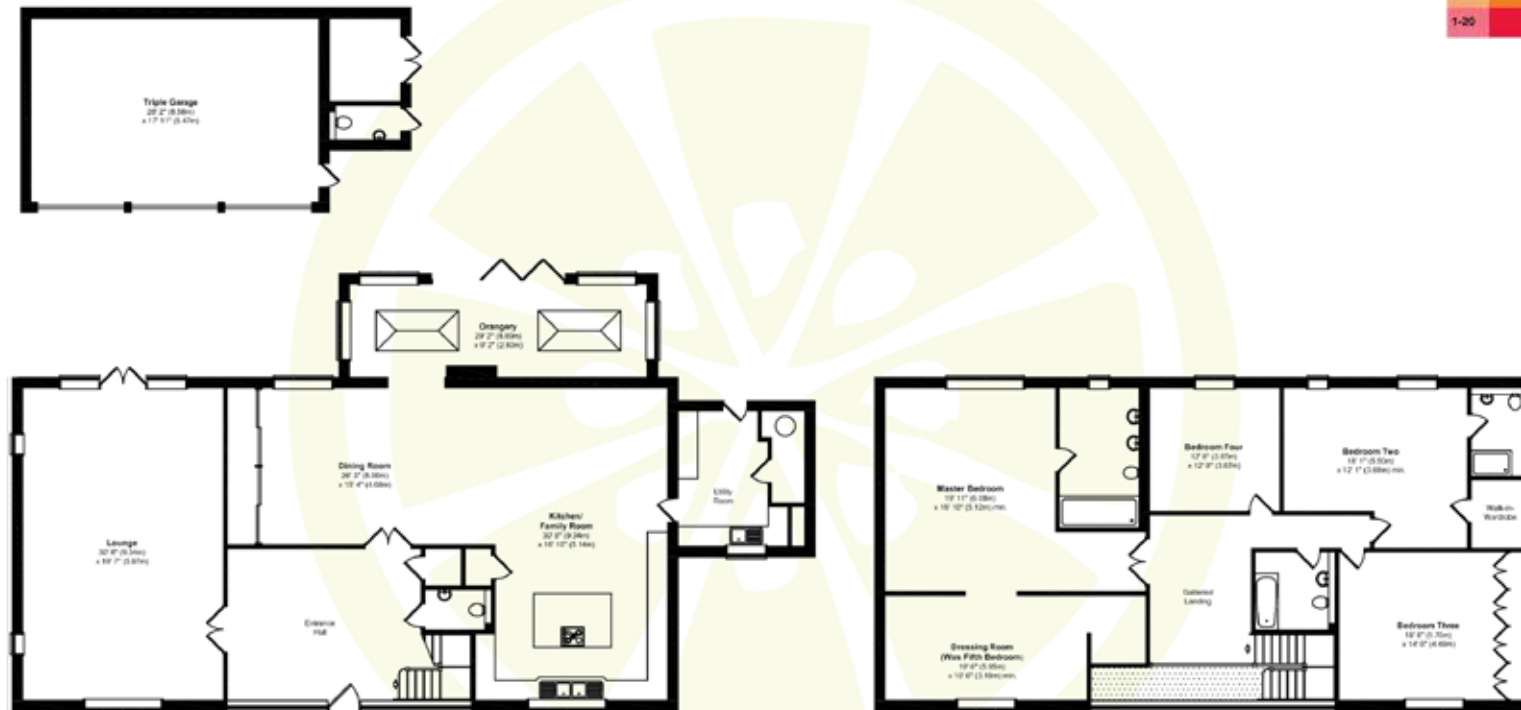
Situation & Amenities

Situated at the mouth of the River Hamble, west of Locks Heath, Warsash is a charming village offering a range of local shops and amenities within easy reach. Boating is a central aspect of the village's identity, with its own Sailing Club contributing to the local economy. The area enjoys excellent connectivity to major road networks such as the M27 and M3, as well as nearby cities like Southampton, Winchester, and Fareham. Warsash's appeal is further enhanced by its proximity to Holly Hill, accessible directly from the rear garden of Charterhouse. This historic parkland spanning 35 hectares provides residents with a tranquil retreat amidst natural beauty, seamlessly blending village living with picturesque surroundings.

Agents notes

EPC rating B. Underfloor electric heating throughout via an air source heat pump. Please note that there is an annual private estate charge of £2,600.00. Council tax band G. Vendors position, no forward chain.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 82 B | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Main House - Approx. Gross Internal Floor Area 4381 SQ FT 404 SQ Metres
Garage - Approx. Gross Internal Floor Area 605 SQ FT 56 SQ Metres
Total - Approx. Gross Internal Floor Area 4986 SQ FT 460 SQ Metres

MEASUREMENTS AND DIMENSIONS GIVEN IN THIS PARTICULARS ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON. THE BUYER SHOULD VERIFY ALL MEASUREMENTS AND DIMENSIONS BY MEANS OF AN INDEPENDENT SURVEYOR. THE BUYER SHOULD ALSO VERIFY THE EXISTENCE AND LOCATION OF ALL SERVICES AND APPLIANCES BY MEANS OF AN INDEPENDENT SURVEYOR.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate.



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