

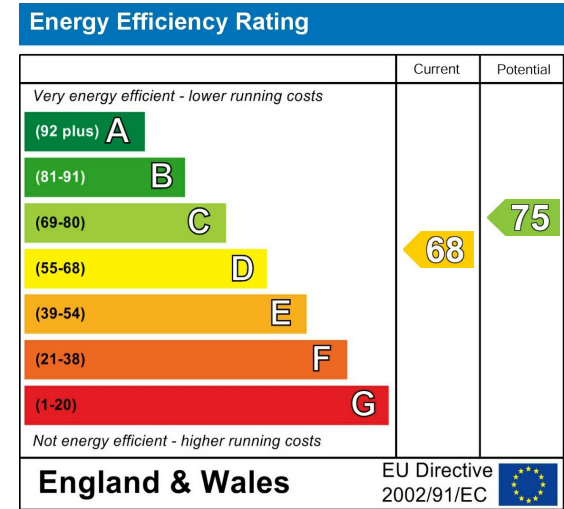


Addison  
ESTATE AGENTS



36 Saxon Close, Warsash, Southampton, SO31 9TS  
**£725,000 Freehold**

FIRST TIME ON THE MARKET IN OVER 30 YEARS – An EXCEPTIONAL FIVE-BEDROOM DETACHED HOME occupying a GENEROUS CORNER PLOT in sought-after Saxon Close, Warsash. Featuring an OPEN-PLAN KITCHEN/DINER, study, full-depth lounge, additional reception room and EN-SUITE PRINCIPAL BEDROOM. Outside offers a LARGE DRIVEWAY, GARAGE AND PRIVATE GARDEN, with local schools, WARSASH COMMON AND THE WATERFRONT all close by.



Further Information

Council Tax Band:  
F

Estate or Lease Charges if Applicable:





APPROXIMATE GROSS INTERNAL AREA = 1778 SQ FT / 165.2 SQ M  
GARAGE = 136 SQ FT / 12.6 SQ M  
TOTAL = 1914 SQ FT / 177.8 SQ M



**GROUND FLOOR**  
971 SQ FT / 90.2 SQ M

**FIRST FLOOR**  
807 SQ FT / 75.0 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1327512)

Produced for Addison Estate Agents

- First time on the market in over 30 years
  - Five-bedroom detached home
    - Generous corner plot
- Sought-after Saxon Close, Warsash
  - Open-plan kitchen/diner
- Separate utility room and study
- Two spacious reception rooms
- En-suite to principal bedroom
- Large driveway, garage and private garden
- Walking distance to Brookfield School, Warsash Common and waterfront

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



**Addison**  
ESTATE AGENTS



01489 668 999



[sales@addisonestateagents.co.uk](mailto:sales@addisonestateagents.co.uk)



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