

WHITE & GUARD

ZENITH HOUSE

HAMPSHIRE, SO31 9FF

AN IMPRESSIVE NEW HOME FINISHED TO AN EXTREMELY HIGH SPECIFICATION AND SET WITHIN AN IDYLIC LOCATION

ZENITH HOUSE

53 BROOK LANE, WARSASH, SO31 9FF

£4,250,000

INTRODUCTION

Set in an idyllic location, this impressive five bedroom bespoke residence will offer approx. 11,566 sqft in total, including the main house, indoor swimming pool, triple garage and annexe. The property will be finished to an exacting standard by reputable property developers, Knightsgate (UK) Ltd and will comprise a large, inviting entrance hall, stunning open-plan kitchen/breakfast/family room, prep kitchen, walk-in larder, utility, dining room, drawing room, gym and cloakroom on the ground floor. There is also an adjoining indoor heated swimming pool with changing room. On the first floor there is a spacious landing with a library area and laundry room, beautiful master bedroom with twin dressing rooms and an en-suite, as well as four further generous size bedrooms, complete with dressing rooms and en-suites.

Outside, there will be extensive landscaped grounds mainly laid to lawn with planted flower beds, which wrap around the entire property, with a large patio area to the rear spanning the width of the house. To the front there will be a grey block paved driveway with turning circle and ample off road parking for numerous vehicles. The triple garage will have electronic roller shutter doors and a guest/annexe bedroom with en-suite above.

LOCATION

Situated in a beautiful location in Warsash, this new home is tucked away on a secluded plot and benefits from being close to the River Hamble and Southampton Water. The village is home to Hook Nature Reserve offering 500 acres of grassland, wetland and woodland along the mouth of the River Hamble. The village itself has a range of amenities include shops and pubs, as well as the well-regarded Hook with Warsash Primary School. The property is also only a short drive from nearby West Hill Park School and Boundary Oak.



SPECIFICATION

KITCHEN

Fully fitted kitchen with a large central island, Quartz worktops, sink with boiling hot water tap and tiled flooring, Miele integrated appliances.

LAUNDRY ROOM

Fitted cabinetry, worktops, space for washing machine and tumble dryer.

PREP KITCHEN

Fitted units with integrated appliances.

LARDER

Fitted larder shelving and units.

WC

WC, sink with mixer tap, tiled walls and floor.

MASTER EN-SUITE

Sanitaryware to include: Bath with mixer controls, vanity unit with sink and mixer tap, shower with rainfall head and WC. Chrome towel rail and fully tiled walls and floor.

EN-SUITES 2 – 5

Sanitaryware to include: Shower with rainfall head, vanity unit with sink and mixer tap, WC, chrome towel rail, fully tiled walls and floor.

DRESSING ROOMS

Bespoke cabinetry to all dressing rooms.

GUEST ANNEXE EN-SUITE

Sanitaryware to include: Shower with rainfall head, vanity unit with sink and mixer tap, WC, chrome towel rail, fully tiled walls and floor.

EXTERNAL WINDOWS AND DOORS

UPVC which conforms to the current building regulations - regulated and monitored by FENSA. Clear toughened glazing.

HEATING SYSTEM

Gas fired boiler, underfloor heating to ground floor, heating to first floor, air conditioning (heating and cooling) to bedrooms 1 - 5 and gym.

DECORATION AND INTERNAL FINISH

Spanish/Italian tiles to designated areas, designer wallpapers, white ceilings throughout, bespoke oversized internal door and ironmongery, bespoke skirting boards and architraves, feature ceiling details, concrete stairs, white skirting boards and architraves, natural wood thresholds.

FIRE AND SAFETY

Mains smoke detector, fire detection and alarm system.





GARDEN AND LANDSCAPING

Patio area, laid to lawn, planted flower beds, Portico over front door, block paving to the driveway.

LIGHTING AND ELECTRICAL

LED spotlights to each room, pendant lights to specialist areas, wall lights, white sockets throughout, external wall lights to the front and rear of the property, Control 4 system.

GARAGE

Roller shutter doors, emulsion to the walls and ceiling, tiling to floors, ceiling detail.

POOL

Full specification to follow.

BUILDING WARRANTY

Registered under The Q Policy, 10 years structural defects insurance from Q Assure Build Ltd.

NB

Depending on the stage of build, some finishes may still be chosen by the purchaser. Please discuss with a member of our team.

DISCLAIMER

Knightsgate (UK) Limited has taken all reasonable care in the preparation of the contents herein and intends that the information is accurate at the time of production. However, such information can be subject to change and therefore we do not warrant its accuracy. Particulars are for illustration only and are not to be relied upon as a final build specification or as a contract, part of a contract or a warranty. Please note that all images are CGI's.





FLOORPLAN

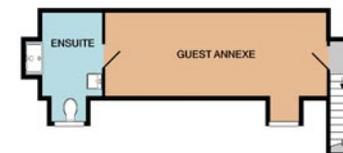


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ZENITH
WARSASH

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