



# COMPASS HOUSE

4 CAWTES REACH • WARSASH • HAMPSHIRE • SO31 9EA









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AN IMPRESSIVE DETACHED FAMILY HOME OFFERING EXCEPTIONAL ACCOMMODATION,  
SET IN 0.66 ACRES WITHIN AN EXCLUSIVE GATED DEVELOPMENT

## ACCOMMODATION

Reception hall • Sitting room • Dining room • Study • Kitchen/breakfast room • Conservatory • Utility room • Cloakroom

Master bedroom with en suite bathroom and walk-in wardrobes • 4 further bedrooms, 2 en suite • Family bathroom

Double garage and 1 bedroom Annexe • Summer house • Gardens

In all about 0.66 acres

EPC = C



### **Savills Winchester**

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SO23 8RZ  
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## SITUATION

The property is located in a prestigious gated development in one of the most sought after locations. The village of Warsash lies on the bank of the River Hamble and is an attractive residential and yachting centre with links to Hamble village via a ferry for pedestrians and cyclists. The centres of Southampton and Portsmouth are approximately 9 and 16 miles away respectively, with Junction 9 of the M27 approximately 3½ miles linking to the M3 for London.

## DESCRIPTION

Compass house is a truly impressive family home offering some exceptional accommodation within attractive grounds. The property is located on a private gated development of only six homes and provides a quite fantastic living environment.

The property was built in 2010 and offers in excess of 4600 sq. ft. of luxury accommodation and has a separate one bedroom Annex. An impressive reception hall make a real impact and leads through to all the principal living areas including a superb kitchen/breakfast room with a range of custom built floor and wall mounted units, including cupboard and drawer sections, with work surfaces over. A large central island with further work surfaces and breakfast bar is a real hub of the room and this is open plan through to the breakfast area and living area, a truly impressive living space ideal for modern day families. There are a total of three formal reception areas including a particularly generous sitting room, a dining room for more formal entertaining and a study ideally set up for working from home. A conservatory runs along the rear of the kitchen/breakfast room and provides a fantastic vantage point from which to overlook the landscaped rear gardens. At first floor level there are a total of five bedrooms, including a master bedroom with en

suite bathroom and twin walk-in wardrobes. The four remaining bedrooms are again well proportioned and two of which have en suite facilities. A separate family bathroom services the remaining rooms. The overall feeling of finish in this property is one of great specification and the use of materials has been cleverly thought through. A truly fabulous living environment for those with families.

## OUTSIDE

The property is approached via electric gates which open onto a sweeping driveway which leads up to a parking/turning area immediately in front of the property. The garage and annexe is located down towards the bottom end of the drive and provides parking for two vehicles. The annexe has a ground floor kitchen with staircase rising up to the first floor bedroom. The front garden is neatly arranged and planted creating a particularly positive first impression. The formal gardens lie predominantly to





the rear of the property and have been attractively landscaped by the current owners. Immediately off the conservatory is a large terrace providing a perfect area for outdoor entertaining and relaxing. From here the lawns extend away from the property towards the far boundary which backs onto woodland. Interspersing the lawns are some attractively planted sections, creating a great degree of interest throughout the year. A centrepiece of the garden provides a further seating/relaxing area, along with a pond feature. There are some attractively planted borders along the side boundaries, The gardens are a real feature of Compass House creating a fantastic external environment, complementing the internal living environment perfectly. A very special home in a prime location.

#### ACCOMMODATION

See floor plans.

#### TENURE

Freehold.

#### SERVICES

Mains water, electricity, gas and drainage. Air source heat pump.

#### OUTGOINGS

Council Tax Band: House - H, Annex - A.

#### POSTCODE

SO31 9EA

#### LOCAL AUTHORITY

Fareham Borough Council.

#### ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

#### VIEWING

Strictly by appointment with Savills.





# Compass House, 4 Cawtes Reach, Warsash, Southampton SO31 9EA

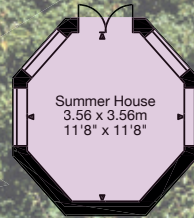
**Gross Internal Area (Approx)**

**Main House** 421 sq m/4,532 sq ft

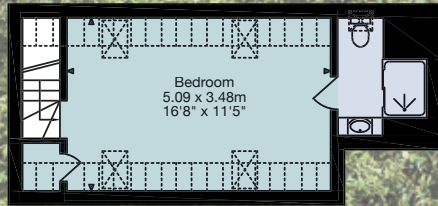
**Outbuilding** 10 sq m/107 sq ft

**Annexe** 93 sq m/998 sq ft

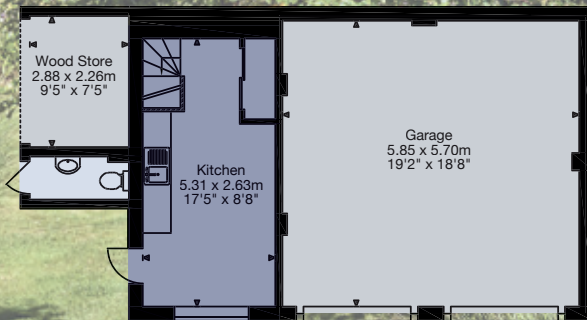
**Total Area** 524 sq m/5,637 sq ft



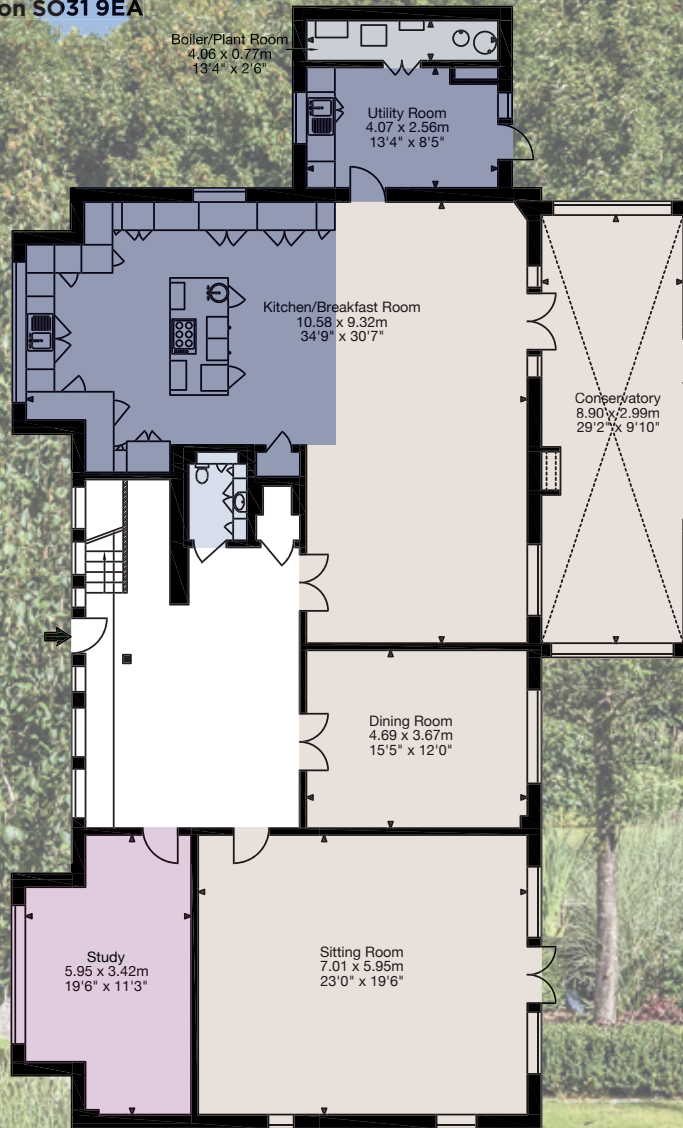
Outbuilding



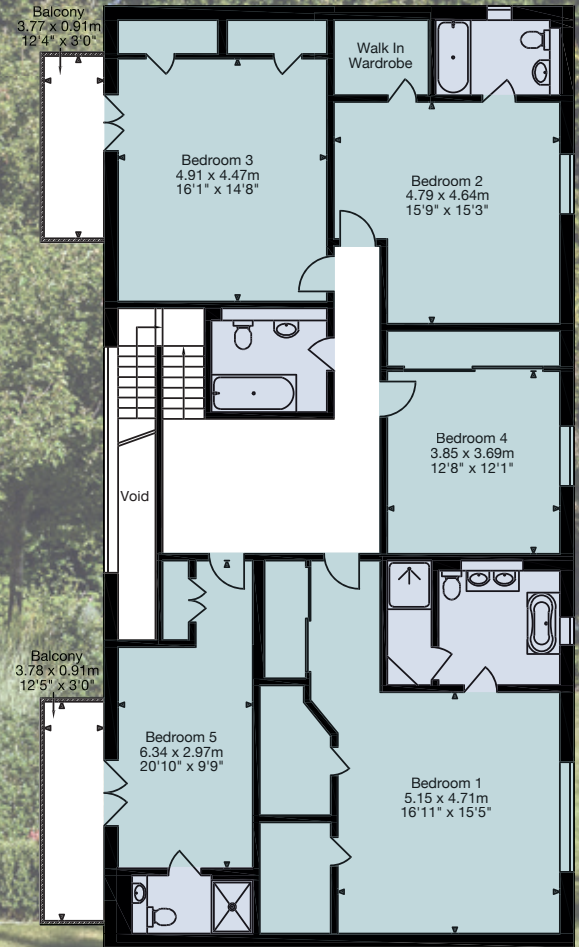
Annexe First Floor



Annexe Ground Floor



Ground Floor



First Floor

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Energy Efficiency Rating		Current	Potential
Energy efficiency - lower running costs			
92-100	A		
81-91	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
31-40	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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