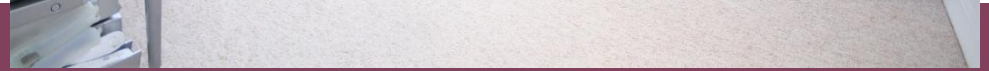


268 Brook Lane, Sarisbury Green SO31 7DR
Asking Price £825,000

Walker & Waterer are delighted to offer for sale this highly impressive family home situated less than 2 miles from Warsash sea front. The property boasts 'Hambrooks' landscaped gardens to the front, side and rear and attractive décor throughout with modern finishing touches including skimmed ceilings with inset lighting.





Upon entering the property you are greeted by the spacious reception hallway with attractive solid oak flooring, under stairs storage cupboard and security intercom.

The dual aspect lounge continues the light and airy feel with a window to the side and double doors to the rear garden, this welcoming room also offers a centre piece fireplace with inset electric fire, the impressive surround sound speakers and projector are set to remain. The dining room has plenty of space for an eight seater dining table and chairs alongside the fitted bookcases.

The open plan kitchen is fitted with a range of wall and base units with work surfaces over incorporating sink unit, 'White Westing House' range cooker and integrated appliances including fridge/freezer and dishwasher, further appliance space can be found in the utility room. This social room is perfect for getting the family and friends together with the family area providing space for sofas and double doors leading out to the conservatory completed by underfloor heating. The conservatory has windows to two elevations and double doors opening out onto the patio, two radiators give this room the added benefit of all year use. The study is to the front of the property with bay window.





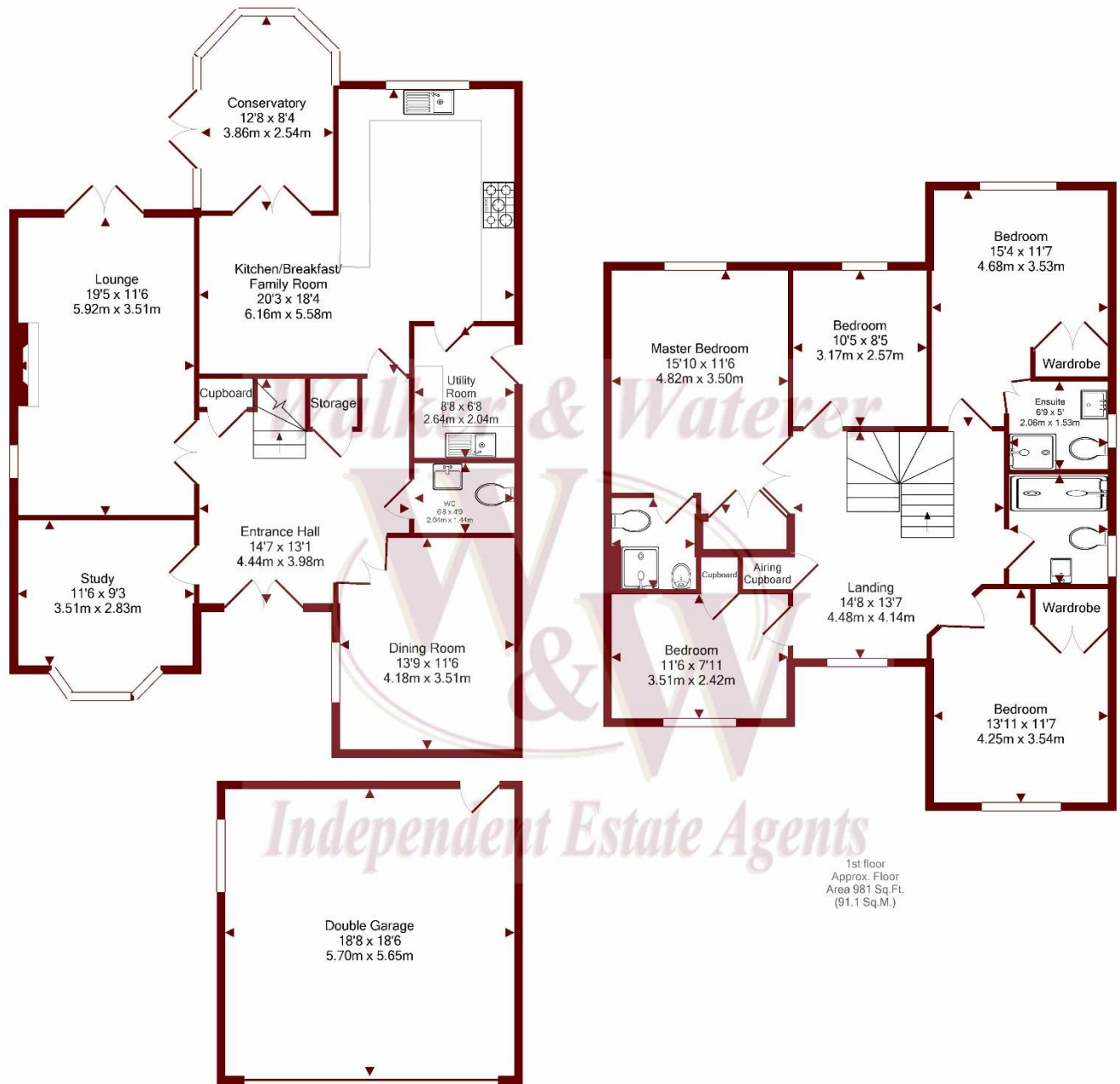
Approaching the property you are met by electric double gates affording access to the block paved driveway, providing parking for up to six vehicles and leading on to the detached double garage which has an electric up and over door, power and lighting. An archway takes you through to the beautiful front garden complete with motion sensed water fountain.

The rear garden is well stocked with mature shrubbery beds flanking lawned areas and patio. A shingled pathway leads to a decked sun terrace where you will find the brick built BBQ and further circular patio with pergola above. The garden continues to one side of the property currently housing a shed, bin store and access into the garage.



Ascending the stairs the galleried landing has a window to the front and gives access to the loft space, an airing cupboard, all five bedrooms and the shower room. The master bedroom is entered via double doors and offers a built in double wardrobe and en-suite shower room comprising three piece white suite. Bedroom two also benefits from en-suite facilities with feature saloon doors and built in double wardrobe. Bedrooms three and four are both to the front of the property with built in storage. Bedroom five has a window overlooking the rear garden. The modern family shower room has tiling to the walls and floor, fitted with a three piece white suite of WC, wash hand basin and walk in shower with numerous shower heads and separate control situated on the window sill.





Ground floor
Approx. Floor
Area 1490 Sq.Ft.
(138.4 Sq.M.)

1st floor
Approx. Floor
Area 981 Sq.Ft.
(91.1 Sq.M.)

Total Approx. Floor Area 2471 Sq.Ft. (229.6 Sq.M.)

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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Viewings strictly by appointment

