



ASKING PRICE

£735,000

Freehold

Brook Lane, Sarisbury Green, SO31 7EU

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

GROUND FLOOR
1248 sq ft. (116.0 sq.m.) approx.



1ST FLOOR
627 sq ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA - 2075 sq ft. (192.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metopol 12/2024



Brook Lane, Sarisbury Green, SO31 7EU

5 Beds - 4 Baths

A stunning family home renovated to an impeccable standard throughout in 2021 offering five bedrooms and approximately 2000sq feet of accommodation.

FEATURES

- Versatile accommodation offering up to five bedrooms and four bathrooms
- Stunning open plan kitchen dining and family room with large central island and bi-folding doors onto the garden
- Impressive master bedroom with range of built in wardrobes, en suite and balcony overlooking the gardens
- Ample off road parking to the front via secure driveway
- Fully renovated throughout in 2021 to an incredible high standard
- Spacious garden with large patio area and outbuilding.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Originally a two bedroom bungalow the current property underwent a dramatic renovation in 2021 and has created a fantastic home offering a host of benefits for any new owner. On approach to the property the first of many impressive features is the spacious driveway which extends to the side of the property leading to the single garage. With a modern and smart finish including a full render with New England style cladding the first impressions of this home set the standards high. This continues to the internal accommodation. The ground floor has Amtico flooring running throughout. On the ground floor there are three double bedrooms on offer, the front two bedrooms are currently used as a home office and further reception room. The third bedroom offers an en suite finished with porcelain tiling. The large family bathroom then serves the front two rooms. Another impressive feature is the beautiful solid oak staircase with glass panels rising to the first floor with well positioned windows flooding the property with a host of natural light. Since their purchase in 2020 the current owners have added plantation shutters throughout. To the rear of the property and a must for a family home is a utility room. This room is finished to the same high standards as the rest of the property with quartz work surfaces and space for white goods along with side access to the garden. The show stopper is the incredible open plan kitchen living and dining room at the rear the perfect entertaining space with a large centralised island with quartz work surfaces, integrated appliances and a host of storage. There are bi-folding doors opening to the rear garden creating a fantastic extension of the accommodation and indoor outdoor living with a large patio and steps rising to the large laid to lawn area. An outside shower attachment has also been fitted for those with four legged friends returning from a muddy walk of which there are a host on offer in the immediate area including Holly Hill woods and Warsash waterfront leading all the way to Swanwick along the River Hamble.

The first floor of the property has two double bedrooms, both measuring over 6 metres in length, with a host of high end fitted wardrobes, air conditioning units and en suites to both rooms. At the rear is the master bedroom with an impressive opening to the balcony overlooking the rear gardens.



This family home ticks a lot of boxes! With generous accommodation on offer over two floors the property's layout can offer the flexibility needed for any family. Located in the popular area of Sarisbury Green and conveniently located within close proximity to both Warsash village with a host of amenities including a range of eateries and pubs and also Locks Heath centre with a range of shops including Waitrose.

Hallway (35' 5" x 5' 2") or (10.80m x 1.58m)

Composite door with double glazed frosted insert. Additional double glazed frosted window to the front. Amtico flooring throughout ground floor. Solid oak staircase with glass panels, oak banister and double glazed window to side on half landing rising to first floor. Inset LED spot lights. Moulded skirting boards. Two radiators. Two cupboards, one is the airing cupboard with pressurised water tank and the other a large storage cupboard. Doors to all rooms on the ground floor.

Bedroom 5/Playroom (11' 10" x 9' 2") or (3.60m x 2.80m)

Continuation of Amtico flooring. Radiator. Double glazed window to front with fitted plantation shutters. Moulded skirting boards. Inset LED spot lights.

Bedroom 4/Study (11' 10" x 9' 9") or (3.60m x 2.97m)

Continuation of Amtico flooring. Radiator. Twin aspect room with double glazed windows to front and side with fitted plantation shutters. Moulded skirting boards. Inset LED spot lights.

Bathroom (7' 9" x 7' 9") or (2.35m x 2.35m)

Continuation of Amtico flooring. Panelled bath with fitted shower attachment, mixer taps and shower screen. Double glazed frosted window to side. Hand wash basin with chrome mixer tap and tiled splashback set in modern vanity unit. Low level WC. Ladder style chrome heated towel rail. Inset LED spot lights. Moulded skirting boards. Extractor fan.

Bedroom 3 (11' 10" x 10' 6") or (3.60m x 3.20m)

Continuation of Amtico flooring. Radiator. Double glazed window to side with fitted plantation shutters. Moulded skirting boards. Inset LED spot lights.

En-Suite (5' 3" x 6' 11") or (1.60m x 2.10m)

Continuation of Amtico flooring. Double glazed frosted window to side. Pedestal hand wash basin with chrome mixer tap and tiled splashback. Wall mounted vanity unit. Shower with tiled surround and fitted attachments. Low level WC. Ladder style chrome heated towel rail. Inset LED spot lights. Moulded skirting boards. Extractor fan.



Utility Room (7' 9" x 7' 9") or (2.35m x 2.35m)

Continuation of Amtico flooring. Radiator. Door with double glazed insert leading to side and garden. Fitted shaker style wall and base units. Space and plumbing for washing machine and tumble dryer. Quartz work surfaces and tiled splashback. Stainless steel one and half sink and drainer with chrome mixer tap. Moulded skirting board. Wall unit housing Glow Worm boiler. Water softener

Kitchen dining and family room (23' 9" x 24' 2") or (7.24m x 7.37m)

Continuation of Amtico flooring. Fantastic entertaining space with large kitchen and central island along with space for dining room table and sofas. Ample work surfaces with quartz worktops. Large central island with matching worktops and additional storage underneath. Matching shaker style units with chrome handles. Integrated appliances including; double electric oven and grill, Bosch induction hob, extractor hood, large fridge, freezer and dishwasher. Ceramic sink and drainer with chrome mixer tap overlooking garden. Double glazed window to rear. Concertina bi-folding doors opening to garden. Two double glazed windows to side with plantation shutters. Inset LED spot lights all with dimmer switches. Two radiators. Moulded skirting boards.



Landing

Amtico flooring on landing. Access to the loft. Velux double glazed window. Moulded skirting boards. Doors to both bedrooms.

Bedroom 2 (23' 8" x 16' 9") or (7.22m x 5.10m)

Continuation of Amtico flooring. Twin aspect room with double glazed window to front with plantation shutters and two Velux windows. Dimmer switches for LED inset spot lights. Range of built in wardrobes and drawers. Mitsubishi air conditioning unit. Radiator. Door to en suite.

En-Suite (5' 9" x 5' 10") or (1.75m x 1.78m)

Continuation of flooring. Double glazed velux window. Curved shower with fully tiled surround and fitted attachment. Hand wash basin set in modern vanity unit with chrome mixer tap and splashback. Low level WC in concealed cistern. Extractor fan. LED inset spot lights. Chrome ladder style heated towel rail. Moulded skirting boards.

Master Bedroom (21' 6" x 16' 9") or (6.56m x 5.10m)

Continuation of Amtico flooring. Twin aspect room with double glazed window to rear with plantation shutters and two Velux windows. Dimmer switches for LED inset spot lights. Range of built in wardrobes and dressing table. Mitsubishi air conditioning unit. Radiator. Door to en suite. UPVC French doors with double glazed inserts opening to balcony.

Balcony

Space for table and chairs. Overlooking garden. Glass panels. Two eaves storage access points. Outside lighting.

En Suite (5' 9" x 5' 10") or (1.75m x 1.78m)

Continuation of flooring. Double glazed velux window. Curved shower with fully tiled surround and fitted attachment. Hand wash basin set in modern vanity unit with chrome mixer tap and splashback. Low level WC in concealed cistern. Extractor fan. LED inset spot lights. Chrome ladder style heated towel rail. Moulded skirting boards.

Garden

From the concertina Bi-folding doors in the kitchen the space opens to a large patio perfect for outdoor furniture and the barbeque. There is secure access to both sides leading to the front of the property. Steps up lead you to the large laid to lawn area with the borders with shrubbery in barked areas. A further patio is located at the rear of the garden. A large outbuilding with double glazed units measuring over 6 metres in length on a concrete base. Outdoor lighting, power, tap and shower with hot and cold water feed. Rear door to single garage.

Garage (18' 1" x 8' 5") or (5.50m x 2.56m)

Double doors opening to front onto driveway. Rear door opening to garden. Pitched roof with additional storage.

Other

A large shingle driveway to the front providing off road parking for multiple vehicles continuing to the right of the property upto the single garage. Secure side access to both sides leading to the garden. Steps up to front door.

Sellers position- Onward chain, need to find Fareham borough council tax band F



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