

ASKING PRICE

**£875,000**

Freehold

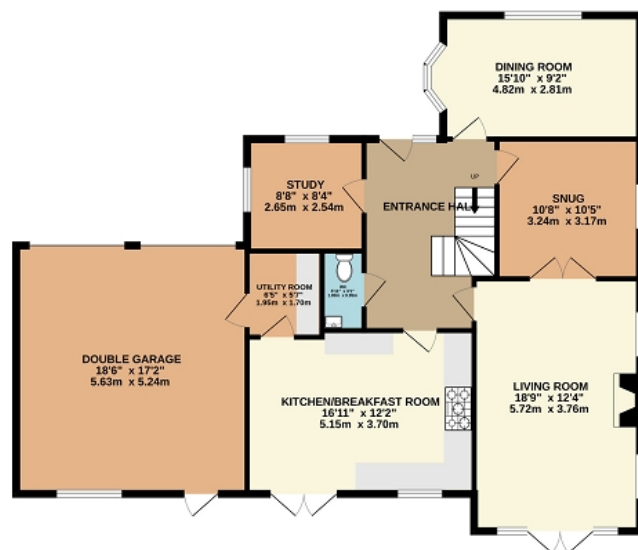
**Crosstrees, SO31 7LH**

Warsash Office: 01489 581 452

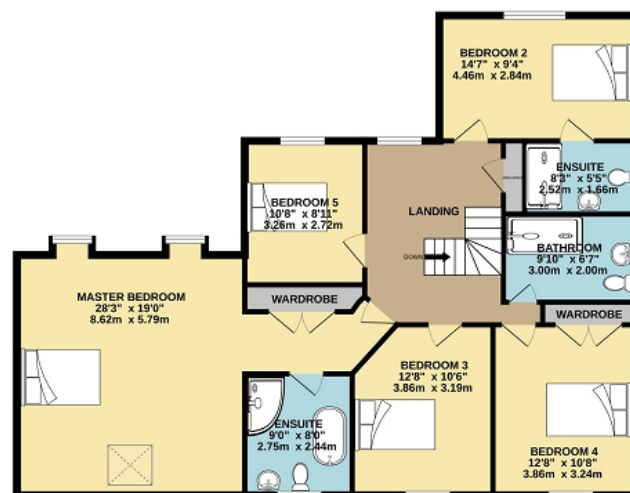
Bursledon Office: 02380 408 200



GROUND FLOOR  
1255 sq.ft. (116.6 sq.m.) approx.



1ST FLOOR  
1213 sq.ft. (112.7 sq.m.) approx.



TOTAL FLOOR AREA: 2468 sq.ft. (229.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Crosstrees, Allotment Road, SO31 7LH

**5 Bedrooms - 1 Bathrooms**

Wonderfully appointed and beautifully presented five bedroom, three bathroom property in the heart of Sarisbury Green, moments from the cricket green, local shops and Sarisbury Infant and Junior Schools.

**FEATURES**

- Five double bedrooms, two en-suite
- Four reception rooms plus spacious kitchen/ breakfast room and separate utility
- Presented to an exceptional standard allowing new owners to simply move straight in
- Beautifully manicured garden with a wonderful selection of mature trees and shrubs
- Double garage plus generous driveway parking for all the family cars
- Just a hop skip and a jump from Sarisbury Junior school making for ease when it comes to the school run!



Fareham Borough Council, tax band G, approx £3,287.67.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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Bursledon | Warsash | Mayfair





Constructed at the start of the millennium, this superb five bedroom property offers a perfect opportunity for growing families in need of spacious living and bedroom accommodation in this most desirable area of Sarisbury Green.

With four reception rooms, a sociable kitchen/breakfast room, separate utility and cloakroom, the ground floor offers a fantastic amount of living accommodation. We love the living room in particular, with its dual aspect windows and doors opening to the garden, luxurious deep pile carpet plus stylish feature fireplace with log burning stove - winters evenings will be so lovely and cosy here!

The first floor has been well designed with bedrooms situated around a spacious, galleried landing which benefits from windows overlooking the front of the property. All of the five bedrooms are doubles, with the master emulating that of a luxury hotel suite, completed by the stylish four piece en-suite! Bedroom two also offers a shower en-suite, ideal for older children and overnight guests.

The private rear garden is delightful and well stocked, with a great selection of mature trees and shrubs for green fingered enthusiasts to enjoy. To the front, the smart block paved driveway allows parking for several vehicles in front of the integral double garage.

This property really must be viewed to fully appreciate all that's on offer, call today to arrange your viewing.



### Entrance Hall

Coving to plain plastered ceiling, stairs to first floor landing, radiator, dado rail, tiled flooring. Under stairs cupboard.

### Cloakroom

Plain plastered ceiling, chrome towel rail. Low level WC with concealed cistern and push button flush, built in vanity unit with quartz surfaces and upstands. Wash hand basin with mixer tap. Tiled flooring.

### Living Room (18' 9" x 12' 4") or (5.72m x 3.76m)

Coving to plain plastered ceiling, UPVC double glazed windows to side, UPVC double glazed French doors with side screens to rear, radiators. Stone fireplace with inset log burning stove.

### Kitchen/Breakfast Room (16' 11" x 12' 2") or (5.15m x 3.70m)

Coving to plain plastered ceiling with inset spotlights. Selection of high gloss wall and base units with quartz worksurfaces and matching upstands. Stainless steel sink and drainer inset to worksurface with mixer tap over. UPVC double glazed window and French doors to rear. Range oven with 5 ring gas hob, stainless steel splashback and fume hood over. Integrated dishwasher and fridge freezer. Radiator, tiled flooring.

### Study (8' 8" x 8' 4") or (2.65m x 2.54m)

Coving to plain plastered ceiling, radiator, UPVC double glazed windows to front and side.

### Snug (10' 8" x 10' 5") or (3.24m x 3.17m)

Coving to plain plastered ceiling, UPVC double glazed window to side, radiator, double glass panelled doors to living room.

### Dining Room (15' 10" x 9' 3") or (4.82m x 2.81m)

Coving to plain plastered ceiling, UPVC double glazed bay window to side, UPVC double glazed window to front, radiator.

### Utility (6' 5" x 5' 7") or (1.95m x 1.70m)

Coving to plain plastered ceiling, wall and base units, integrated fridge/freezer. Composite sink and drainer inset to laminate worksurface, radiator. Tiled splashback, tiled flooring.

### First floor landing

Coving to plain plastered ceiling, UPVC double glazed window to front, dado rail, loft hatch.



2 x up and over doors to front, power and lighting, window and personnel door to rear.

### Garden

Mainly laid to lawn with a large selection of mature trees and shrubs, patio and flower beds, side access to front. N.B. The majority of the trees in the garden are subject to tree preservation orders.



### Master Bedroom (28' 3" x 19' 0") or (8.62m x 5.79m)

Plain plastered vaulted ceiling with wooden beams, UPVC double glazed windows to front, Velux window, built in double wardrobe. Radiators.

### En-suite

Plain plastered ceiling inset spotlights, UPVC double glazed obscured window to rear with fitted shutters. Pedestal wash hand basin, low level WC, freestanding bath with telephone style mixer tap, corner shower with glass screen and rain shower. Fully tiled walls, chrome towel rail and laminate flooring.

### Bedroom 2 (14' 8" x 9' 4") or (4.46m x 2.84m)

Coving to plain plastered ceiling, UPVC double glazed window to front, radiator.

### En-suite 2

Plain plastered ceiling, UPVC double glazed obscured window to side. Pedestal wash hand basin, low level WC, double shower with glass screen, tiled surrounds, chrome towel rail.

### Bedroom 3 (12' 8" x 10' 6") or (3.86m x 3.19m)

Coving to plain plastered ceiling, UPVC double glazed window to rear, radiator.

### Bedroom 4 (12' 8" x 10' 8") or (3.86m x 3.24m)

Coving to plain plastered ceiling, UPVC double glazed window to rear, radiator. Built in wardrobe.

### Bedroom 5 (10' 8" x 8' 11") or (3.26m x 2.72m)

Coving to plain plastered ceiling, UPVC double glazed window to front, radiator.

### Bathroom

Plain plastered ceiling, UPVC double glazed obscured window to side with fitted shutters. Double shower with glass screen, rain shower and separate hand held attachment. Built in vanity unit with inset wash hand basin and low level WC with concealed cistern and push button flush. Tiled surrounds. Towel rail, Karndean flooring.

### Double Garage (18' 6" x 17' 2") or (5.63m x 5.24m)



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