



GUIDE PRICE

**£750,000**

Freehold

**Bridge Road, Sarisbury Green, SO31 7EN**

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**Bridge Road, Sarisbury Green, SO31 7EN**

**5 Beds - 3 Baths**

A delightful four bedroom, two bathroom detached residence, in an exclusive cul de sac in Sarisbury Green. Exceptional living accommodation to the ground floor with five separate living areas.

**FEATURES**

- Wonderful contemporary fitted kitchen opening up to the family room and Orangery.
- Separate one bedroom annex
- Private side gardens and south west facing rear gardens
- Planning permission for car port
- Owner solar panels with a guaranteed income for the next 10 years
- Extensively updated by the existing owners including new fascia soffits, gutters, double glazing, central heating.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	86
(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		
<b>England, Scotland &amp; Wales</b>	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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Situated on a generous 1/4 acre plot, this residence boasts a separate annex, presenting versatile living options. Upon entering, one is greeted by a meticulously designed contemporary kitchen, seamlessly merging with the family room and extending further into the captivating orangery, offering views of the south-west-facing rear gardens. The ground floor seamlessly flows from the kitchen/family room to the reception room and onwards to the inviting sitting room, creating an inviting ambiance for gatherings and relaxation. A spacious utility room, conveniently accessed from the kitchen, leads to the separate annex, offering myriad possibilities. Whether utilized as additional bedrooms, a guest suite, or a source of rental income, the annex features its own gardens and a well-appointed shower room, alongside a separate double bedroom.

Outside, the expansive front gardens welcome with the promise of future enhancements, including planning permission for a double carport and a sweeping driveway accommodating several vehicles. The rear garden, bathed in sunlight throughout the day, invites al fresco dining and leisurely afternoons in its secluded embrace. Beyond the property's confines lie the charms of Sarisbury Green, with its proximity to the cricket green, local shops, and the popular, sought after Sarisbury infant and junior schools, enhancing the appeal of this exceptional abode.



Nestled within the privacy of a cul-de-sac, this detached four-bedroom home, originally constructed circa 1985, offers an idyllic retreat.

**Porch**

Upvc double glazed door into brick built porch. Inset light. Double glazed opaque Upvc door into hallway.

**Hallway**

Porcelain tiled flooring. Understairs storage cupboard. Carpeted stairs with balustrade and spindles to first floor. Contemporary vertical radiator. Coving.

**Cloakroom**

Panelled door with chrome fittings. Double glazed opaque window to front. Chrome ladder style heated towel rail. Porcelain tiled flooring. Push button low level WC set in vanity units with cupboards either side. Corner wash hand basin with chrome waterfall basin mixer tap. Tiled splashback.

**Study**

Panelled door with chrome fittings. Double glazed window to front. Porcelain tiled flooring. Radiator. Coving.

**Lounge**

Multi pane door from hallway into reception room. Two radiators. Coving. Fitted carpet. Lovely brick fireplace with multi fuel stove, slate hearth and wooden mantelpiece. Double glazed window to side. Large opening to sitting room.

**Sitting room**

Laminate style flooring. Double glazed windows to side garden and concertina double glazed doors leading to decking area.

**Kitchen/Dining/Family Room**

Large opening from reception room to this truly wonderful space that is currently utilised as the kitchen/family room leading to the orangery/dining room. Kitchen area: Multi pane, part panelled door from hallway with chrome fittings. Double glazed window to side garden. An extensive range of wall to ceiling white flush fitted kitchen units with integrated large fridge and integrated large freezer, pull out larder, range of fitted drawers with concealed secret cutlery drawer, all with soft closing mechanism. Laminate flooring. Electric under floor heating. Zanussi double oven with Zanussi in built microwave. Ceramic sink and drainer with mixer tap. Zanussi electric hob. Inset spots. Wooden breakfast bar. Vertical radiator. Family area: Double glazed windows to garden. Opening up to the Orangery: To side Inset spots: Double Glazed windows offering panoramic views of side and rear south west facing garden. Double French Doors to the second decking area. Electric under underfloor heating.



**Utility**

Part panelled and multi pane door to utility from kitchen. Double glazed Upvc stable door to side garden. Double glazed window to side. Porcelain flooring. Ideal wall mounted central heating boiler. Space for washing machine. Space for tumble drier. Stainless steel sink and drainer with mixer taps, cupboards above. Chrome ladder style heated towel rail. Upvc opaque door to annex.

**Annex Lounge/Kitchen**

Double aspect with double glazed window to front and double glazed opaque french door to side garden. In the kitchen there are fitted base units. Space for fridge. Circular stainless steel sink and drainer with mixer tap. Laminate flooring. Dimmer switch. Wall mounted electric heater. Panelled door with chrome fittings to shower room and panelled door with chrome fittings to bedroom.

**Annex shower room**

Double glazed opaque window to side garden. Low level w.c. Tiled shower cubicle. Pedestal wash hand basin with mixer taps.

**Annex bedroom**

Double glazed window to front. Wall mounted electric heater. Dimmer switch. Laminate flooring.

**Landing**

Half landing with picture arched double glazed window to side. On the landing is a double radiator, access to loft and airing cupboard housing hot water tank and shelving.

**Master Bedroom**

Double glazed window to rear garden. Radiator. Coving. A range of fitted triple wardrobes with sliding doors. Panelled folding doors to en suite.

**En Suite**

Double glazed opaque window to side. Low level w.c. Corner tiled shower with large rainfall effect shower. Inset spots. Tiled walls. Ladder style heated towel rail. Pedestal wash hand basin. Laminate flooring.

**Bedroom 2**

Panelled door with chrome fitting. Double glazed window to front garden. Radiator. Fitted large double wardrobe.

**Bedroom 3**

Panelled door with chrome fittings. Double glazed window to front. Radiator. Double fitted wardrobe with mirrored sliding doors.

**Bedroom 4**

Panelled door with chrome fittings. Double glazed window to rear garden. Radiator. Coving. Double wardrobes with mirrored sliding doors.

**Bathroom**

Panelled door with chrome fittings. Double glazed opaque window to garden. Lovely bathroom with a freestanding bath and freestanding chrome mixture tap. Large tiled shower cubicle with rainfall shower and hand held shower attachment. Low level w.c. Wash hand basin set in vanity unit with chrome mixer taps. Tiled flooring. Chrome ladder style heated towel rail.

**Garden**

To the front of the property is a sweeping driveway that can accommodate several cars. The large expanse of grass has planning permission for a car port - planning application number is P/22/1070/FP. The secured double gates then lead to the gravelled side garden with a decking area which in turn leads to the rear south west facing gardens. Mainly laid to lawn with a new right hand panelled fence, newly planted trees to the bottom of the garden and two decking areas.



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