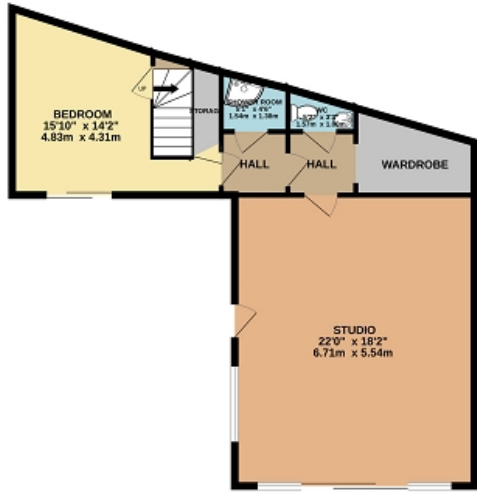
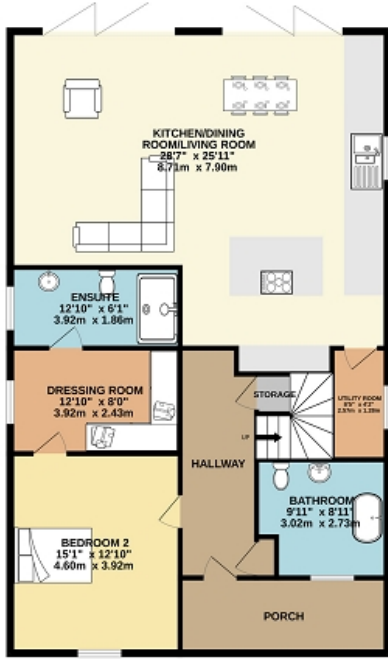


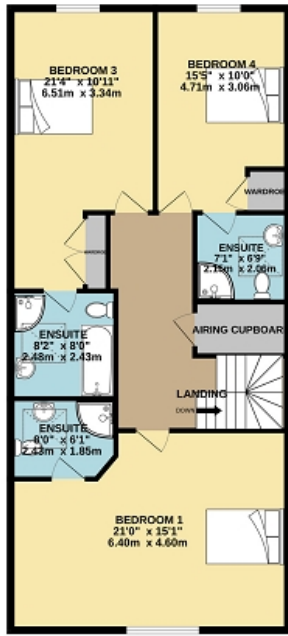
ANNEX & STUDIO  
713 sq.ft. (66.3 sq.m.) approx.



GROUND FLOOR  
1344 sq.ft. (124.0 sq.m.) approx.



1ST FLOOR  
887 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 3044 sq.ft. (282.8 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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BRAMBLES

ASKING PRICE

£895,000

Freehold

Brook Lane, Sarisbury Green, SO31 7EW

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



Brook Lane, Sarisbury Green, SO31 7EW

4 Beds - 5 Baths

Brambles are delighted to market this detached, four-bedroom family home with annexe and fitness studio. Ideally situated in Sarisbury Green within easy reach of local amenities. Being offered with no onward chain.

## FEATURES

- Four double bedrooms each with ensuite
- Annexe offering additional living accommodation
- Ample fitted storage solutions and dressing room
- Open plan living / kitchen / dining room with bi-folding doors opening out to garden
- Sleek, hi-gloss kitchen with island and separate utility room
- Family bathroom with sunken jacuzzi bath
- Landscaped courtyard garden with water feature and outdoor shower
- Fitness studio



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		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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.

BRAMBLES ESTATE AGENTS

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[brambles-estateagents.com](https://www.brambles-estateagents.com)

Bursledon | Warsash | Mayfair





Welcome to this impressive four bedroom detached home, offering versatile living space plus additional accommodation in the annexe. Perfectly suited for families or those seeking a multi-generational living setup, this home combines modern comforts with thoughtful, sleek design.

The main house boasts an open plan living/kitchen/dining room with bi-folding doors opening out to the fully landscaped back garden. The hi-gloss kitchen is finished to an elevated standard and is well equipped with plenty of storage and integrated appliances as well as a central island with breakfast bar. The kitchen is complemented by a separate utility room for added convenience, ensuring the home is kept clutter free. The family bathroom serves the household beautifully, boasting a sunken jacuzzi bath, perfect for unwinding at the end of a stressful day. All four bedrooms are large doubles benefiting from en-suites, with the ground floor bedroom featuring a dressing room also! Step outside to the fully landscaped courtyard garden, a generous plot designed for enjoyment and easy maintenance. The space features stylish, sheltered patio areas, low maintenance astro turf, water feature and outdoor shower. Further adding to the appeal, an annexe offers additional living accommodation, plus you have use of a in-home fitness studio.

This fantastic 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, in catchment of Brookfield Community School and conveniently located within close proximity to both Warsash Village and Locks Heath Centre, with a host of amenities including a range of eateries, pubs and shops including Waitrose. You can enjoy plenty of nearby recreational spaces including Holly Hill woods and Warsash waterfront, leading all the way to Swanwick along the River Hamble.



## Outside

Block paved driveway providing off road parking for several vehicles. Granite steps leading up to front door. Sheltered storm porch. Outdoor lighting.

## Hallway (17' 5" x 5' 10") or (5.30m x 1.77m)

Composite front door with glazing. Tiled floor. Under floor heating. Doorways leading off to all rooms on ground floor. Two storage cupboards. Turning oak staircase rising up to first floor.

## Bathroom (8' 11" x 9' 11") or (2.73m x 3.02m)

Oak panelled door with chrome fittings. Double glazed, opaque window to front. Tiled floor. Underfloor heating. Tiled walls. Low level WC with concealed cistern. White wash basin with chrome mixer tap and vanity unit below. Sunken jacuzzi bath. Inset spots.

## Bedroom Two (15' 1" x 12' 10") or (4.60m x 3.92m)

Oak panelled door with chrome fittings. Tiled flooring. Double glazed window to front. Under floor heating. Inset spots. Doorway leading to dressing room.

## Dressing Room (8' 0" x 12' 10") or (2.43m x 3.92m)

Opaque door with glazing and chrome fittings. Double glazed window to side. Tiled flooring. Fitted dressing table and drawers. Fitted wardrobes with mirrored sliding doors. Under floor heating. Inset spots. Doorway leading to en-suite.

## En-suite Two (6' 1" x 12' 10") or (1.86m x 3.92m)

Double glazed window to side. Tiled floor. Tiled walls. Fully tiled walk-in shower with chrome rainfall effect shower and hand held attachment. Low level WC with concealed cistern. Circular white wash basin with chrome mixer tap and vanity drawer below. Under floor heating. Inset spots.

## Living/Kitchen/Dining Area (25' 11" x 28' 7") or (7.90m x 8.71m)

Open plan room. Two sets of bi-folding doors with integral blinds, opening out to garden. Double glazed window to side. Tiled floor. Under floor heating. Media wall. Inset spots. Full range of hi-gloss wall and base units. Kitchen island with storage below and space for bar stools. Matt black sink and half. Work surfaces with drainer insets and chrome mixer tap. Integrated electric oven, hob and microwave. Integrated dishwasher. Doorway to utility room.

## Utility Room (8' 5" x 4' 2") or (2.57m x 1.28m)

Oak panelled door with chrome fittings. Double glazed window to side. Tiled flooring. Under floor heating. Base and wall units. Work surfaces. Circular stainless steel sink with chrome mixer tap. Space and plumbing for two appliances.

## Garden

Beautifully landscaped courtyard garden. White rendered walls. Sheltered patio areas. Area laid to artificial grass. Water feature. Raised flower bed. Outdoor shower. Gate leading to driveway.

## Landing (16' 6" x 13' 7") or (5.02m x 4.15m)

Large skylight over stairs. Display shelf over stairs with LED lighting. Oak flooring. Doorways leading to all rooms on first floor. Airing cupboard housing the boiler and tank.

## Bedroom One (15' 1" x 21' 0") or (4.60m x 6.40m)

Double glazed window to front. Oak flooring. Skirting boards. Radiator. Fitted wardrobes. Dressing table with storage beneath. Inset spots. Doorway leading to en-suite.



## Other

Fareham Borough Council Tax Band D £2164.55 2025/26 charges.  
Vendors position: No onward chain



## En-suite One (6' 1" x 8' 0") or (1.85m x 2.43m)

Oak panelled door with chrome fittings. Velux skylight to side. Tiled floor. Low level WC with concealed cistern. White basin with chrome taps and vanity unit below. Fully tiled shower cubicle with glass screen and chrome rainfall effect shower. Chrome ladder style heated towel rail. Inset spots.

## Bedroom Three (21' 4" x 10' 11") or (6.51m x 3.34m)

Oak panelled door with chrome fittings. Velux skylight to side. Oak flooring. Double glazed window to rear. Fitted dressing table and drawers. Radiator. Inset spots. Built in wardrobe. Doorway to en-suite.

## En-suite Three(8' 2" x 8' 0") or (2.48m x 2.43m)

Oak door with glazing and chrome fittings. Velux skylight side. Tiled floor. Low level WC with concealed cistern. White panel bath with chrome taps and hand held shower attachment. Fully tiled shower cubicle with glass sliding door and chrome rainfall effect shower with hand held attachment. Inset spots. White basin with chrome mixer tap. Chrome ladder style heated towel rail.

## Bedroom Four (15' 5" x 10' 0") or (4.71m x 3.06m)

Oak panelled door with chrome fittings. Double glazed window to rear. Oak flooring. Inset spots. Built in storage cupboard. Doorway leading to en-suite.

## En-suite Four (6' 9" x 7' 1") or (2.06m x 2.15m)

Oak door with glazing and chrome fittings. Velux skylight to side. Tiled floor. Low level WC with concealed cistern. Fully tiled shower cubicle with glass sliding door and chrome rainfall effect shower with handheld attachment. Chrome ladder style heated towel rail. Inset spots.

## Annexe Bedroom (14' 2" x 15' 10") or (4.31m x 4.83m)

Double glazed sliding doors. Carpet. Skirting boards. Electric heater. Inset spots. Built in storage cupboard. Inset spots. Doorway opening to staircase up to loft space. Doorway leading to hallway.

## Annexe Hallway

Doorways to leading to all rooms. Storage cupboard housing the breaker switches. Inset spots.

## Annexe Shower Room (4' 6" x 5' 1") or (1.38m x 1.54m)

Wooden door with chrome fittings. Tiled floor. Shower cubicle with glass sliding doors and chrome rainfall effect shower. Inset spots. Chrome ladder style heated towel rail. Wooden door with chrome fittings provides access to separate WC and hand wash basin.

## Annexe Dressing Room (6' 7" x 9' 0") or (2.01m x 2.74m)

Wooden door with chrome fittings. Gym style tiled flooring. Range of fitted drawers and hanging solutions. Electric heater. Inset spots.

## Fitness Studio (22' 0" x 18' 2") or (6.71m x 5.54m)

Wooden door with chrome fittings. Vaulted ceiling with skylights. UPVC door to garden. UPVC double glazed doors to driveway with fixed glazed panels either side. Gym style floor tiles. Mirrored wall. Inset spots. Air conditioning unit.



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