



17 St. Pauls Road, Sarisbury Green
Southampton

Guide Price £625,000



17 St. Pauls Road

Sarisbury Green, Southampton

- A beautifully presented detached family home in a sought-after cul-de-sac location in Sarisbury Green
- Occupying a generous plot backing onto a lightly wooded area, offering privacy and a tranquil setting
- Spacious and modern open-plan kitchen/dining/family area, ideal for contemporary family living
- Four well-proportioned bedrooms, providing flexibility for family, guests, or home office space
- Refitted first-floor bathroom and a stylish ground-floor shower room for added convenience
- A well-maintained and secluded rear garden with a patio area, perfect for outdoor entertaining
- Double garage and a spacious driveway, offering ample off-road parking



Introduction

A wonderfully appointed and immaculately presented detached family residence, enjoying a leafy cul-de-sac position in one of Sarisbury Greens most sought after roads. Occupying a sizeable plot backing onto a lightly wooded area this ideal home benefits from four sizeable bedrooms, a refitted first floor bathroom and a ground floor shower room, swell as a large open-plan kitchen/dining/family area. Complimenting the outside space is a double garage and Driveway, a secluded rear garden and the opportunity to extend subject to the usual permissions.

Ground Floor

Walking into the property, you are welcomed by a light and airy entrance hall, with doors leading to each of the principal rooms. From here, there is access to the beautifully refitted ground floor shower room. The heart of the home is the impressive 'L' shaped kitchen/family/dining area, a bright and open space perfect for modern living. The stylish kitchen is thoughtfully designed, offering ample space for all your appliances, while the dining area provides a sociable setting for family meals. A large window offers natural light to flow into the lounge area, enhancing the sense of openness, while patio doors lead directly to the rear garden.

First Floor

The first floor boasts four sizeable bedrooms, each offering generous space and natural light, making them perfect for family living or flexible use as home offices or guest rooms. The recently refitted bathroom is stylish and modern, featuring high-quality fittings and a sleek finish, providing a relaxing retreat.

Outside

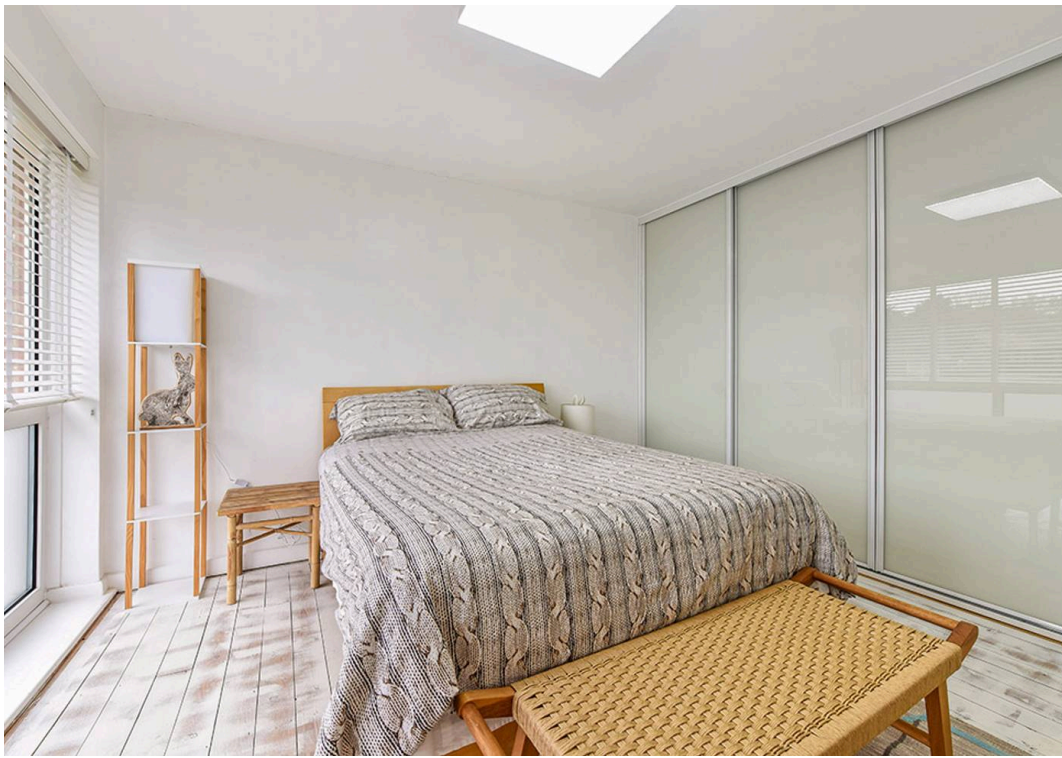
The outside space is a true highlight of the property, offering both privacy and openness. Stepping out from the patio doors, you are greeted by a generous patio area, perfect for outdoor seating and entertaining. Beyond this, a raised lawn with tidy borders creates a beautifully maintained garden, which is both secluded and open, backing onto mature trees that enhance the sense of tranquility. A door provides convenient access to the double garage, while at the front of the property, a spacious driveway offers ample off-road parking.

Situation & Amenities

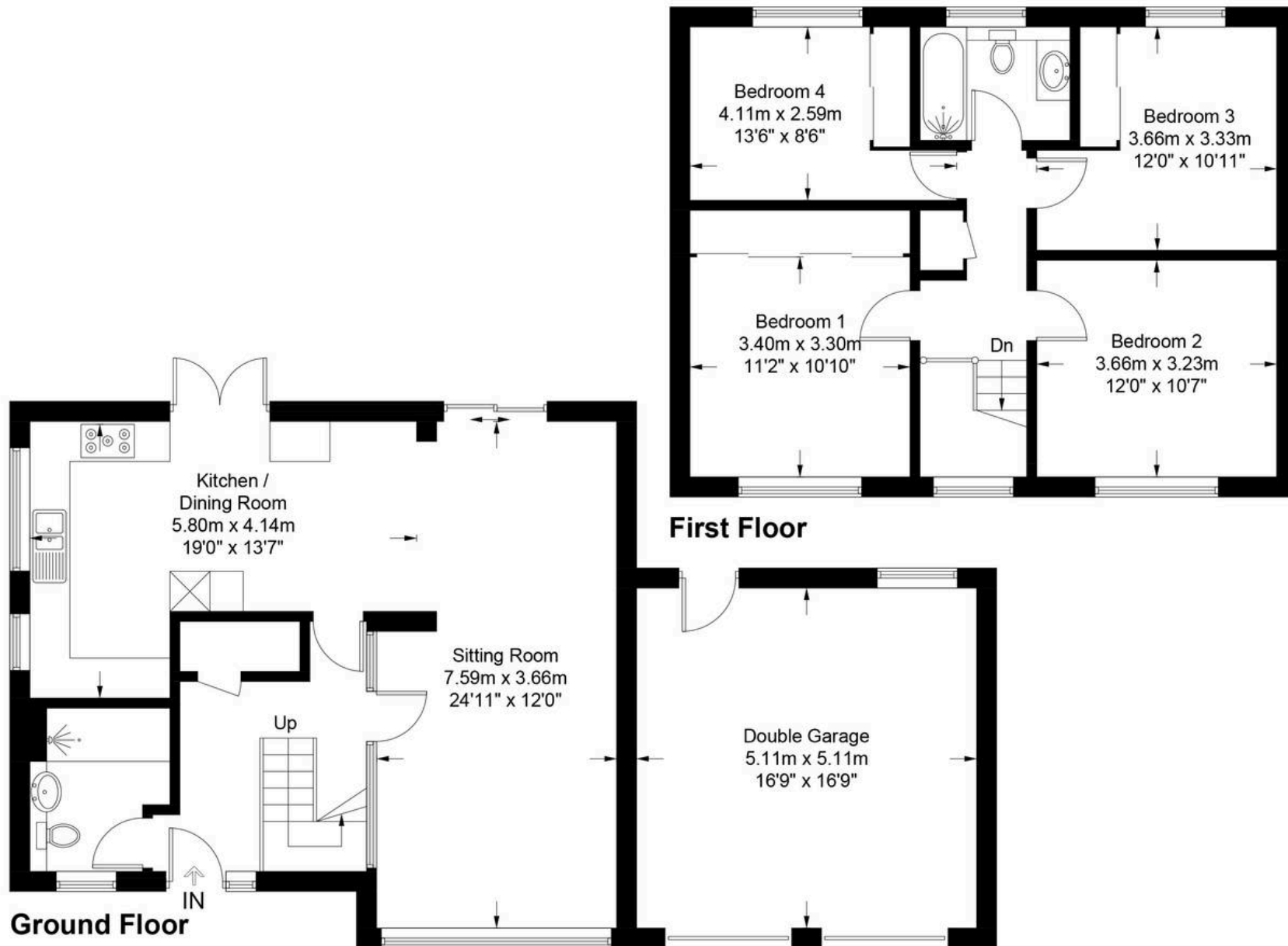
A leafy green location with two traditional cricket greens, Sarisbury Green is also the home of Holly Hill Woodland Park. The area is home to an infant and corresponding junior school, namely Sarisbury Infant School (for 4-7 year olds) and Sarisbury Church of England Controlled Junior School (for 7- 11 year olds) as well as a secondary school, Brookfield Community School and Language College nearby. A bus route from Southampton to Gosport regularly, stopping at the three bus stops. Additionally two railway stations reside very close to Sarisbury Green, Bursledon and Swanwick. The property is a short distance from Sarisbury Greens local shops and amenities that include a convenience store, chip shop and beauty salon, good access to the M27, M3, Southampton, Winchester and Fareham.

Agents Notes

The property benefits from UPVC double glazing and gas central heating.



Approximate Gross Internal Area = 122.4 sq m / 1317 sq ft
Double Garage = 26.1 sq m / 281 sq ft
Total = 148.5 sq m / 1598 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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