



27 Ambledale, Sarisbury Green, SO31 7BR

Offers In Excess Of £392,000





Ambledale |  
Sarisbury Green | SO31 7BR  
Offers In Excess Of £392,000

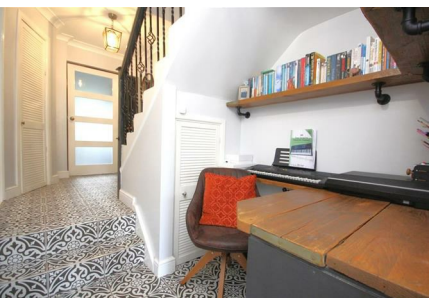
GUIDE PRICE £392,000 TO £399,000

W&W are delighted to offer for sale this beautifully presented & vastly improved three bedroom semi detached family home. The property boasts three bedrooms, lounge, modern kitchen, dining room, modern downstairs shower room & modern main bathroom. The property also benefits from a rear enclosed landscaped garden, garage & driveway parking for multiple vehicles.

Ambledale is a quiet, sought after location in Sarisbury Green, ideally situated with excellent schools & nursery within walking distance, shops, eateries and other amenities are also a short walk away. The picturesque Holly Hill Woodland Park is on your doorstep, covering 35 hectares of beautiful walks with lakes and waterfalls.







Beautifully presented & vastly improved three bedroom semi detached family home

Entrance hall/porch enjoying attractive mosaic style tiled flooring, built in bespoke study area with fitted desk & downstairs storage cupboard

Modern kitchen boasting attractive marble effect worktops, attractive cabinets & open access into the dining room

Integrated appliances include double oven, gas hob, fridge/freezer & dishwasher

Dining room with window to the side & bespoke built in bench with storage underneath

Spacious lounge with double doors opening out onto the rear garden

Modern downstairs shower room comprising three piece white suite & attractive wall/floor tiling

Main bedroom with built in storage cupboard

Two additional bedrooms

Split levelled galleried landing with two built in storage cupboards

Replacement '2024' carpets/flooring throughout the home

Rear enclosed landscaped garden enjoying area laid to lawn, decked sun terrace, display flower/shrubbery beds & feature 'children's' play area with bark chipping base

Garage with power & lighting

Driveway parking for multiple vehicles

Vendor suited

## ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Gas central heating with replacement Baxi combination boiler

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Vodaphone

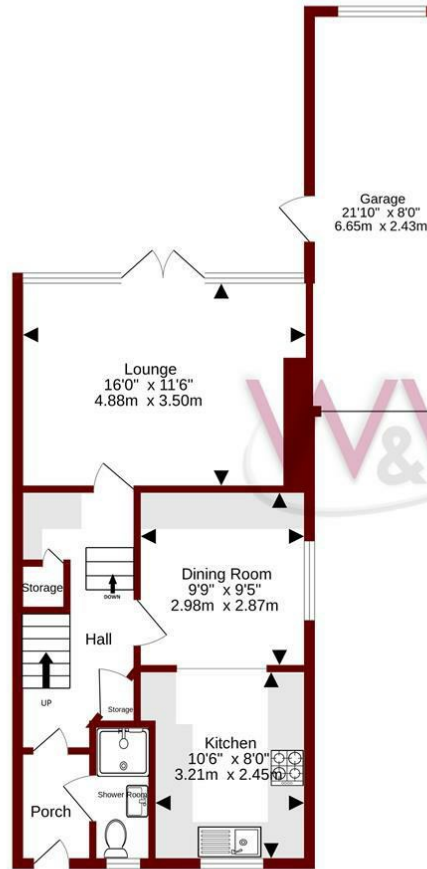
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>

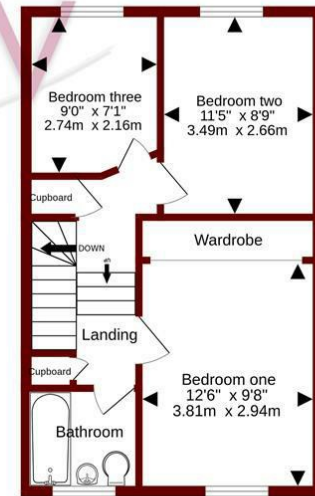




Ground floor  
672 sq.ft. (62.5 sq.m.) approx.



1st floor  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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 & Wales	EU Directive 2002/91/EC	

Council Tax Band - D - £2063.40 Per Annum

Tenure - Freehold

Current EPC Rating - D

Potential EPC Rating - C

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