



15 St. Pauls Road, Sarisbury Green, SO31 7BB

Asking Price £549,000



St. Pauls Road |
Sarisbury Green | SO31 7BB
Asking Price £549,000

W&W are pleased to offer for sale this well presented four bedroom detached family home situated in a highly sought after quiet cul de sac. The property boasts four bedrooms, 21'9ft lounge, modern kitchen/dining room, downstairs cloakroom/utility room & modern main bathroom. The property sits on an enviable plot providing front & rear gardens as well as a garage with ample driveway parking.

St. Pauls Road is a highly requested cul de sac in Sarisbury Green with local shops & eateries just a short walk away. Also within walking distance are Sarisbury Infant & Junior Schools. Holly Hill Leisure Centre & Woodland Park are just half a mile down the road providing some picturesque walks, a large playpark, swimming pool & gym. The A27, M27 & Swanwick train station are all within easy reach.





Well presented four bedroom detached family home offered with no chain ahead

Situated in a sought after cul de sac location

Welcoming entrance hall enjoying attractive tiled flooring flowing into the kitchen/dining room & downstairs cloakroom/utility room

21'9ft Lounge with two large windows to the front, centrepiece log burner & attractive herringbone style flooring

18'6ft Dual aspect kitchen/dining room enjoying patio doors opening out onto the rear garden

Modern kitchen with butchers block worktops, high gloss cabinets & breakfast bar

Integrated appliances include five ring induction hob, oven, microwave, dishwasher & space for fridge/freezer

Downstairs cloakroom/utility room

Main bedroom with window to the front

Three additional bedrooms with two being of a double size

Modern main bathroom comprising four piece white suite

Enclosed rear garden enjoying paved patio area, raised lawn with mature shrubbery

In our opinion the garden offers privacy backing onto greenery

Front garden laid to lawn with shrubbery

Garage & driveway parking for multiple vehicles

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

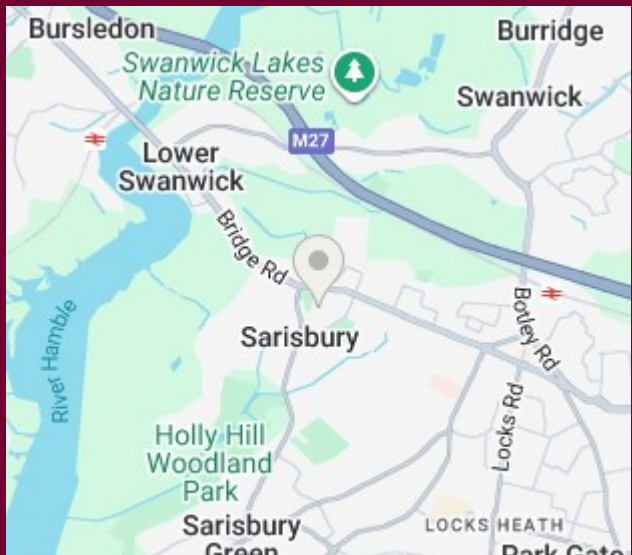
Sewerage - Mains

Heating - Gas Air Heater is in large cupboard in the kitchen

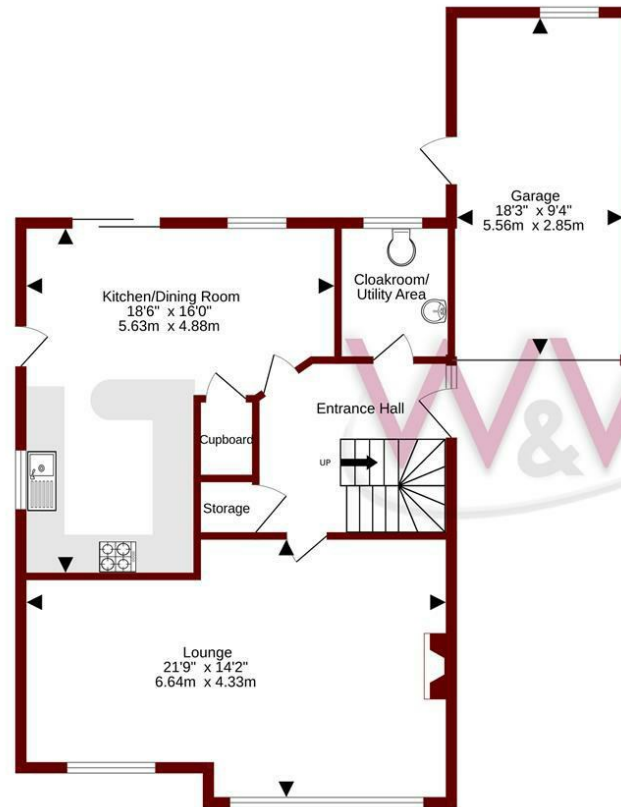
Broadband - There is broadband connected to the property

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

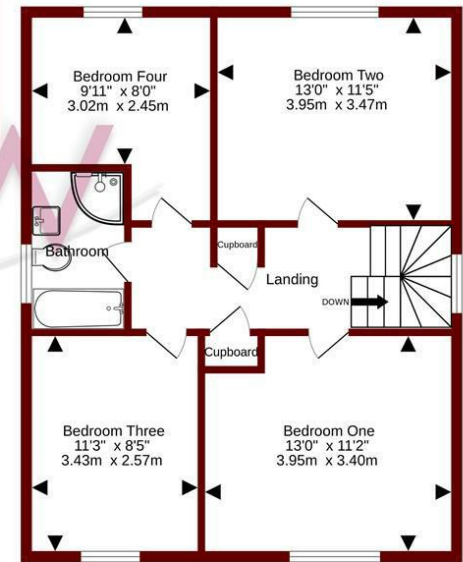
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground floor
841 sq.ft. (78.1 sq.m.) approx.



1st floor
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1491 sq.ft. (138.5 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - B

Potential EPC Rating - B

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk