



8 Rothschild Drive, Sarisbury Green, Southampton, SO31 7NS

Asking Price £420,000



Rothschild Drive | Sarisbury Green  
Southampton | SO31 7NS  
Asking Price £420,000

W&W are pleased to offer for sale this three bedroom detached family home situated in a quiet cul de sac location. The property enjoys three bedrooms, modern kitchen, lounge/dining room, downstairs cloakroom, modern main bathroom & modern en-suite shower room to the main bedroom. The property also benefits from a rear garden, garage & driveway parking.

Rothschild Drive ideally situated with schools, shops and amenities with in walking distance, Locks Heath Shopping Village is just half a mile away providing a variety of shops and eateries including Waitrose. Transport links are also easily accessed including A27, M27 & Swanwick train station. Excellent location for families, within walking distance of Sarisbury Green Infant and Junior Schools and in catchment for Brookfield Community School. The Orange Grove Hotel, a local favourite for food and drink, is just a short stroll from the doorstep.





Three bedroom detached family home situated in a quiet cul de sac location

Vendor moving into a New Build

Entrance hall enjoying attractive wood effect laminate flooring flowing into the kitchen & lounge/dining room

Modern kitchen boasting attractive wood effect worktops, high gloss cabinets, integrated oven/hob, fridge/freezer & space for additional appliances

16'8ft dual aspect lounge/dining room with built in understairs storage cupboard & downstairs cloakroom

Downstairs cloakroom comprising two piece suite

Main bedroom benefitting from built in wardrobes & en-suite

Modern en-suite shower room comprising three piece white suite & attractive wall tiling

Two additional bedrooms

Landing enjoying built in storage cupboard

Modern main bathroom comprising three piece white suite

Rear garden laid to paved patio, lawn & shed to remain

Garage & driveway parking

Estate management charge approx. £400 PA

## ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

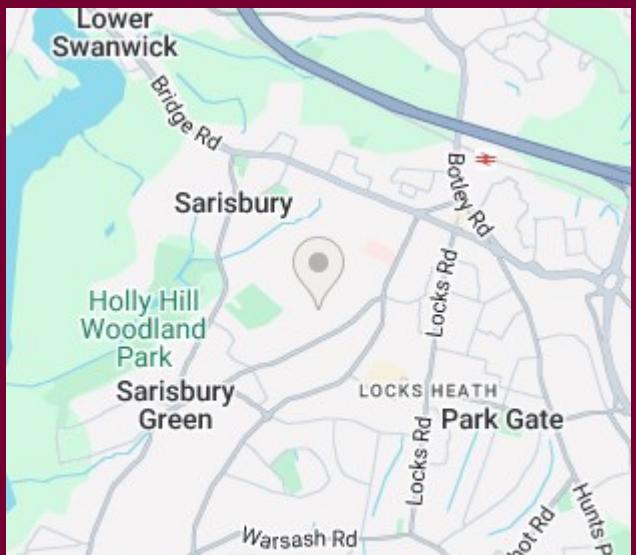
Sewerage - Mains

Heating - Gas central heating

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  
470 sq.ft. (43.6 sq.m.) approx.

1st Floor  
466 sq.ft. (43.3 sq.m.) approx.

Garage  
231 sq.ft. (21.5 sq.m.) approx.

TOTAL FLOOR AREA: 1167 sq.ft. (108.4 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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**Council Tax Band - D**

**Tenure - Freehold**

**Current EPC Rating - C**

**Potential EPC Rating - C**

**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		

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20e Bridge Road  
Park Gate  
Southampton  
Hampshire  
SO31 7GE

01489 577990

[parkgate@walkerwaterer.co.uk](mailto:parkgate@walkerwaterer.co.uk)  
[www.walkerwaterer.co.uk](http://www.walkerwaterer.co.uk)