



**BROOK**  
INDEPENDENT  
ESTATE AGENTS

Les Francaises , 20 St Pauls Rd, Sarisbury Green, SO31 7BB



### Accommodation & Features

- Stylish Interior Features Throughout
- Light, Open Plan on Trend Spaces
- Canadian Oak Hardwood Flooring to Living Area
- Four Well Proportioned Bedrooms
- Ground Floor Shower Room & First Floor Bathroom
- Large Sitting Room with Gas Fire
- Formal Dining Area with Easy Flow Sliding Doors to Patio
- Large Breakfast Room open to Kitchen
- Spacious Kitchen with Ample Storage & Enclosed Frontage
- Conservatory Room overlooking Garden
- Garage & Carport plus Plenty of Off Road Parking
- Lovely Sunny Aspect Established Garden with Patio Area & Raised Deck
- Brand New Warm Air Boiler with Immersion Heater
- Cosmetic Upgrade Required
- No Chain
- Short Walk from a large Variety of Activities & Woodland & River Walks







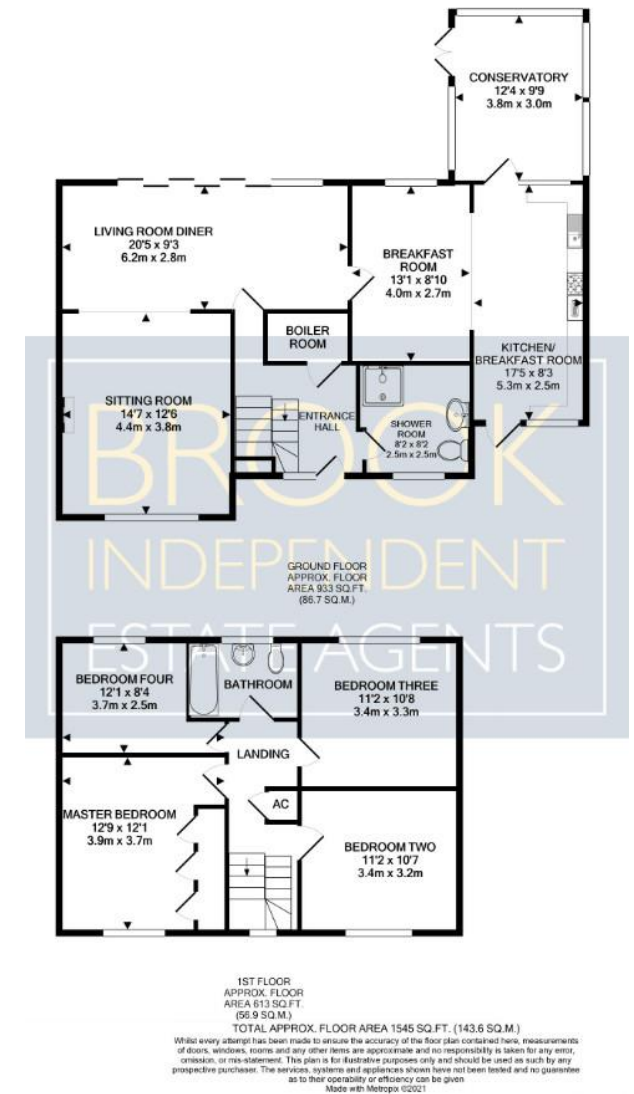
Brook Independent Estate Agents are delighted to present to the market this individual four-bedroom detached residence set in one of the area's premier roads. St Pauls Road is a sought-after location, desired for the spacious setting of properties and established feel. The proximity to the Green; a bustling community spot with a cricket club and tennis courts, the parade of handy shops and impressive Holly Hill Leisure Centre make this a popular spot. There are schools and nurseries in the vicinity and access to major commuter routes plus the commerce centres of Whiteley Segensworth and Kitescroft all a short drive away. A variety of independent and high street favourites can be found at the nearby Locks Heath Centre which has a popular coffee house plus Waitrose supermarket plus there is a Tesco superstore at Bursledon. For those who embrace the outdoors, Holly Hill Park is a menagerie of stunning woodland set around a beautiful lake it's a great place to explore. The road also lies within easy walking distance of the Marina where you can grab a coffee and pick up the trails and coastal paths which follow undoubtedly some of the most interesting and picturesque stretches of the River Hamble and Solent Way. All these attributes make this a destination address for those looking for activities and amenities on one's doorstep.

This property is a magnificent example of an era where homes were built with creativity, thought, longevity and community in mind. Bought from new in the late sixties, it has subtle Scandinavian influences in its design, style, pattern and texture all of which have enjoyed a resurgence in recent years. The property offers a blank canvas for the next occupant to enhance the timeless features carefully considered decades ago. The entrance hall with view to the first floor and feature staircase with picture window, it feels spacious and very welcoming. The slight narrowing to the living room entrance is another clever yet subtle feature; as you walk in and are greeted by the most magnificent open plan living space and views over the garden. Versatile, inclusive with a sitting room area to retreat to for comfort and relaxation. A designated breakfast area open to the large kitchen. It's a great entertaining and social space with doors that slide back to fuse the lovely sunny garden area with the indoor in the warmer months. This home has a much sought-after contemporary layout, four well-proportioned bedrooms, bathroom and ground floor shower room, plus ample parking and smooth ceilings and beautiful Canadian oak flooring to the living room. To complement the garden faces a sunny aspect, its established with ornate shrubbery and perennials offering bursts of vibrant colour throughout the seasons and a welcome habitat for visiting birds.

In summary, an opportunity to acquire a spacious, light home facing the right way with a much sought-after ground floor contemporary layout. It's a blank canvas for one to enhance upon the design influences of the era which are so popular and on trend. With the added benefit of being perfectly placed to enjoy all the area has to offer this is certainly a fantastic property and viewings are strictly by appointment.







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