



**BROOK**  
INDEPENDENT  
ESTATE AGENTS

**31 Woodlands Close, Sarisbury Green, SO31 7AQ**

A beautifully presented and situated three bedroom semi detached house with a smart interior and contemporary style open plan living kitchen plus wonderful conservatory room all overlooking the sunny aspect pretty gardens

£425,000

## ACCOMMODATION & FEATURES

- This property is perfectly placed to enjoy all the area has to offer and its within walking distance too
- There's a cricket club, abundance of walks down to the picturesque River Hamble, enjoy the buzz of the Marina and the bistros, Woodland walks through Holly Hill and the leisure centre, the schools are all walkable too
- The interior is stylish, presented with warm neutral tones a lovely blend of character and contemporary
- The living room is open and flows so well into the kitchen dining area which is a great social space with the added benefit of a beautiful conservatory garden room providing versatile additional space
- There are three good bedrooms and a smart white bathroom with metro tiling
- Outside this property stuns also, its got great parking, a secluded position in the corner of the close and a super sunny garden with workshop





Brook Independent are delighted to present this cleverly adapted 1960's semi set in a larger than average plot with great potential to extend further (subject to contract). The ground floor has been opened up to give it a wonderful light and airy feel with a modern contemporary layout. On the first floor there are three bedrooms plus the family bathroom but with an opportunity to have a two storey extension similar to a number of the neighbours in the road.

The gardens are substantial and cover the property to the side and rear. They are nicely laid out with a large lawn area, flower borders and shrubbery. There is also a useful workshop/summerhouse.

Woodlands Close is a sought after spot as it's a stroll from the local Infant and Junior School of repute, the local cricket field, village Green, local Inn and impressive facilities at the Holly Hill Leisure Complex. It is well located for commuting into local towns and cities plus it's a short drive from the Locks Heath centre with its everyday shopping and community facilities, array of independent shops, popular coffee houses and Waitrose supermarket.

The added advantage of setting down roots here is the easy accessibility to wonderful wildlife and greenspace, unbelievable walks down through Holly Hill Woodland to the picturesque River Hamble and Marina.

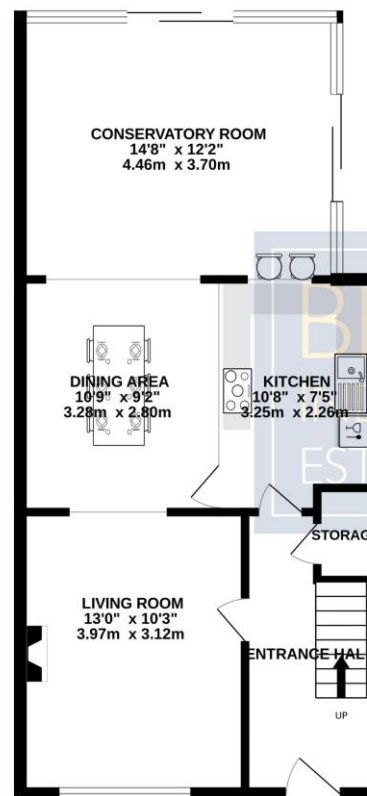
This, in our opinion, ranks as one of the best buys available and will serve a growing family for many years if necessary.

Council Tax Fareham C

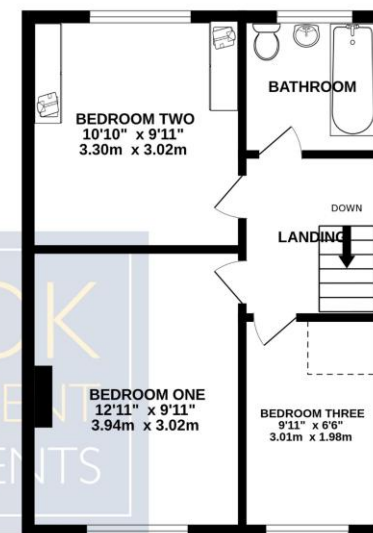




GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA - 954 sq.ft. (88.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by all prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
Made with Metropix ©2020

**BROOK**  
INDEPENDENT  
ESTATE AGENTS

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Brook, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

33 Middle Road, Park Gate, Southampton SO31 7GH  
Tel: 01489 885500 admin@brookindependent.co.uk  
[www.brookindependent.co.uk](http://www.brookindependent.co.uk)

