



6 Stableyard Mews, Sarisbury Green, SO31 7NR

Asking Price £395,000

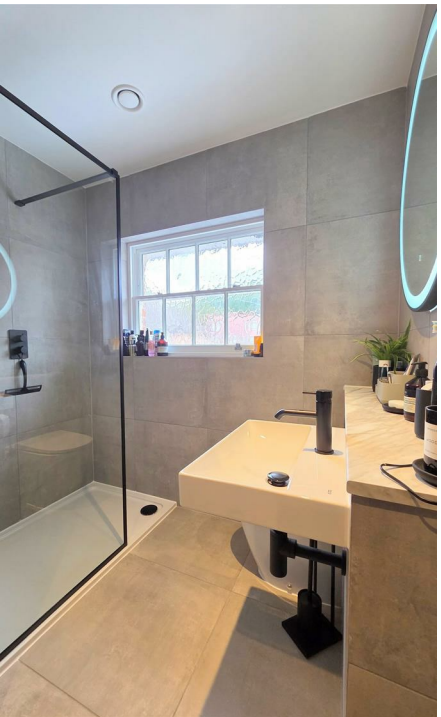


Stableyard Mews |
Sarisbury Green | SO31 7NR
Asking Price £395,000

W&W are extremely delighted to offer for sale this beautifully presented two bedroom mews style home situated in an exclusive gated development made up of only nine houses. The property boasts two double bedrooms, impressively sized 27ft open plan kitchen/dining/living room, downstairs cloakroom & 2024 modern re-fitted shower room. The property also enjoys it's own private courtyard & allocated parking.

Forming a part of the undeniably popular Admirals Wood development, Stableyard Mews is a unique courtyard style of Mews homes positioned behind electric gates. The homes are enriched in history, opposing the remarkable Coldeast Mansion with history dating back as far as 1765, and part of the Mews development standing as a conversion of the original stables for the mansion itself. Stableyard Mews is also only a short distance from the Holly Hill Leisure Centre, you are also within easy reach of the A27, M27 and M3 road networks as well as Swanwick and Southampton railway stations.





Beautifully presented & improved two double bedroom mews style home

Period features to the property including sash windows & high ceilings

Situated in an exclusive gated development made up of only nine houses

Impressively sized 27ft open plan kitchen/dining/living room enjoying double doors opening out onto the rear courtyard, Velux window & karndean herringbone style flooring

Stunning modern re-fitted kitchen enjoying marble effect worktops, attractive matte cabinets & breakfast bar

Integrated appliances include oven, hob, slimline, dishwasher, fridge/freezer, microwave & washer/dryer

The open plan living space also enjoys two built in storage cupboards

Downstairs cloakroom comprising two piece suite and mosaic style flooring

Two double bedrooms with one benefitting from built in wardrobes

Landing with built in storage cupboard

2024 Modern re-fitted shower room comprising three piece white suite, feature low profile shower cubicle tray & attractive wall/floor tiling

Courtyard style garden laid to paved patio & raised sleepers with display flower/shrubbery

Allocated parking to the front

Estate management charge approx. £390 PA

Communal facilities including bin store & bike store

Short strolling distance to the Orange Grove Hotel & Gardens

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

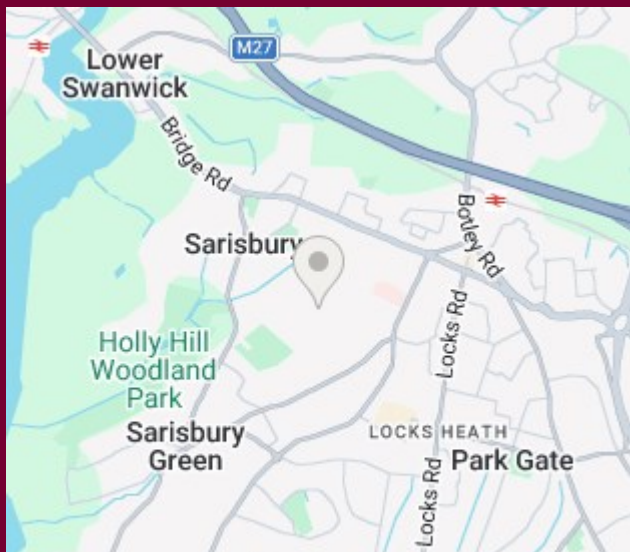
Sewerage - Mains

Heating - Gas central heating with Nest smart heating system

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

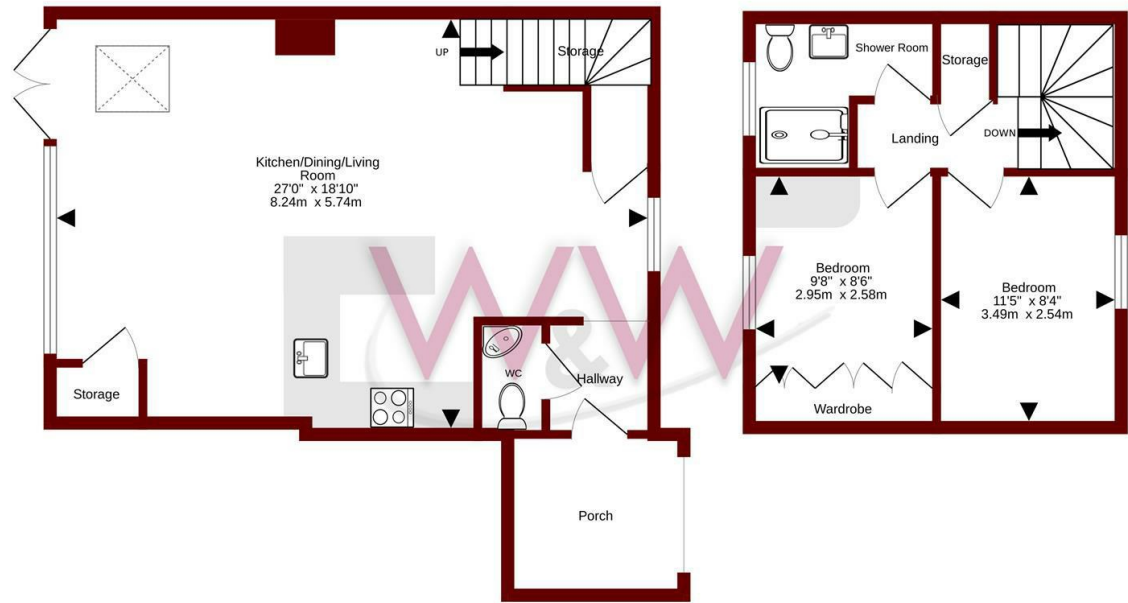
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
557 sq.ft. (51.7 sq.m.) approx.

1st Floor
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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) A			
(81-91) B			
(69-80) C		76	81
(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 - C - £1440 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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