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2 Pond Road, Sarisbury Green, SO31 7FJ

A beautifully situated detached chalet set in a large plot providing great potential & versatility

£450,000 Guide

ACCOMMODATION

- Originally built as a bungalow in the late 1950s and thoughtfully extended into a spacious, versatile family home.
- Exceptional plot with an impressive 50ft frontage and the house centrally positioned for excellent kerb appeal.
- Flexible accommodation including two first-floor double bedrooms, three reception rooms, and a ground-floor family bathroom & first floor shower room.
- Further extension potential, subject to the necessary planning permissions.
- Ample off-road parking, large carport and generous outside space.
- Beautifully landscaped rear garden with mature planting, colourful borders, an ornamental pond, and excellent privacy.
- Situated on one of the area's most sought-after residential roads, featuring a mix of individual homes.
- Conveniently located just five minutes from the M27 and approximately one mile from Swanwick railway station.
- Close to well-regarded schools and the popular Bold Forester pub.
- Rare opportunity to acquire a home with tremendous potential in a highly desirable village location.

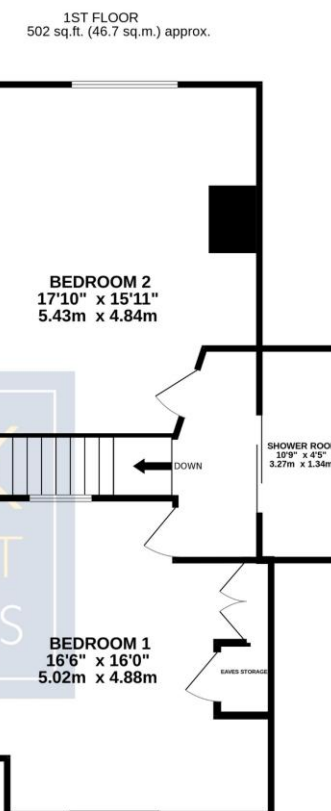
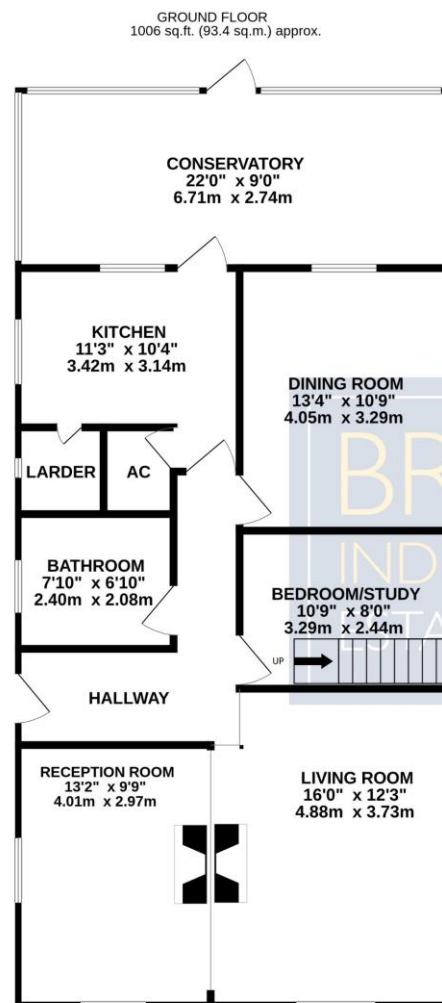




Originally constructed in the late 1950s as a bungalow, this attractive property has been thoughtfully extended over the years to create the spacious family home it is today. Occupying an exceptional plot with an impressive 50ft frontage, the house is perfectly positioned within the centre of the plot, enhancing both its kerb appeal and sense of space. The versatile accommodation offers excellent flexibility for modern family living. The first floor comprises two generous double bedrooms served by a shower room, while the ground floor provides three reception rooms, a family bathroom, and adaptable living space to suit a variety of lifestyles. Subject to the necessary planning consents, there is also significant scope to extend further should additional accommodation be required. Outside, the property benefits from ample off-road parking, a large carport, and a beautifully landscaped rear garden. Lovingly stocked with a colourful variety of flowers, mature shrubs, and an ornamental pond, the garden provides a delightful and peaceful setting. Well-established perimeter hedging surrounds the plot, ensuring an excellent degree of privacy.

Pond Road is one of the area's well-established and highly regarded residential roads, characterised by an attractive mix of individual houses and bungalows, many of which have been enlarged and improved over the years. The location offers excellent convenience, with the M27 motorway just a five-minute drive away and Swanwick railway station approximately one mile from the property. Well-regarded schools for all age groups are within easy reach, while the popular local pub, *The Bold Forester*, is virtually on the doorstep. In summary, this is a rare opportunity to acquire a home with tremendous potential on a superb plot in one of the region's most desirable village locations. Whether enjoyed in its current form or further enhanced to suit individual requirements, it offers all the ingredients to create an exceptional forever home.





TOTAL FLOOR AREA: 1508 sq.ft. (140.1 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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