



BRAMBLES

ASKING PRICE

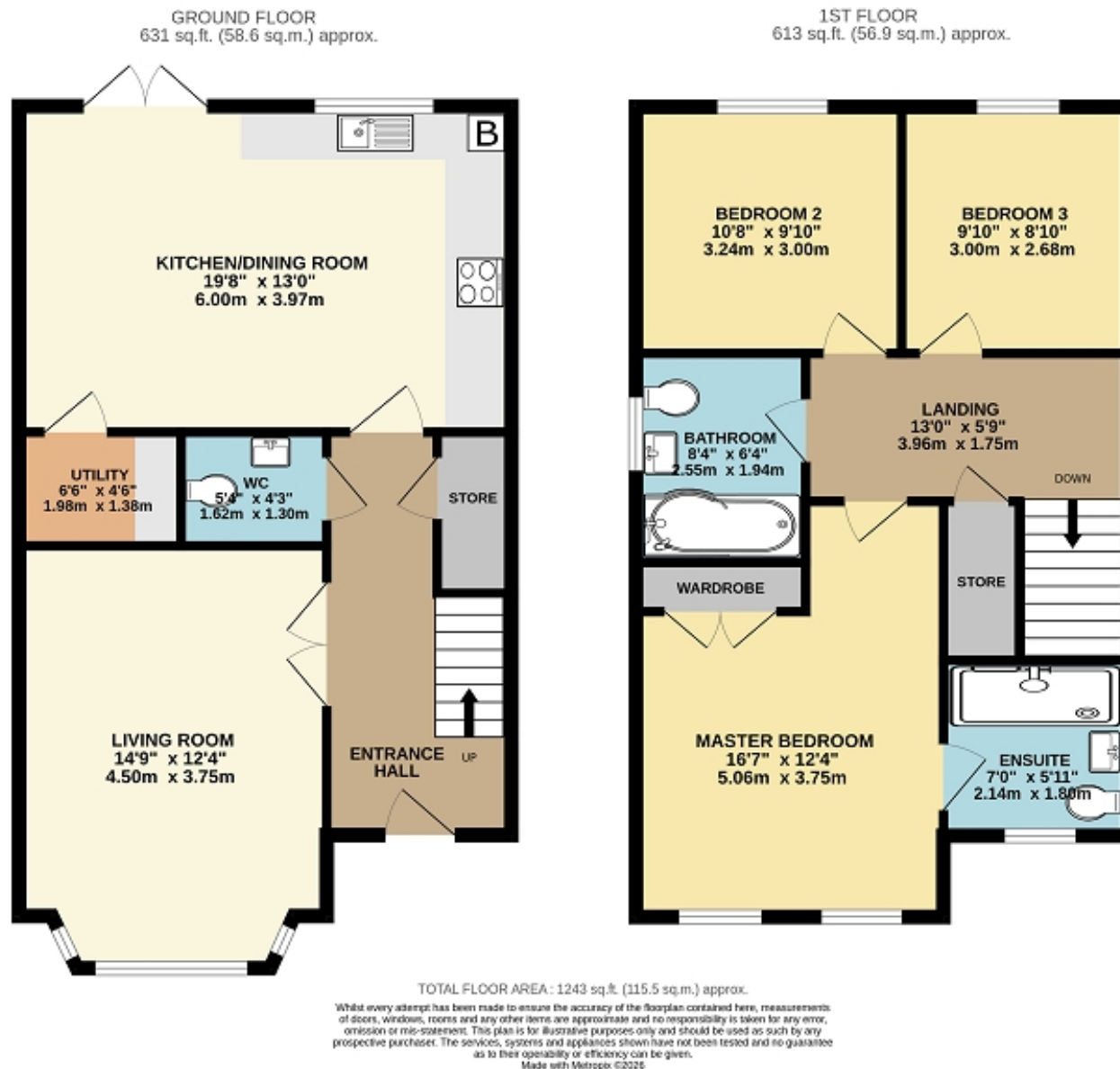
£479,950

Freehold

Acorn Grove, Sarisbury Green, SO31 7QB

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



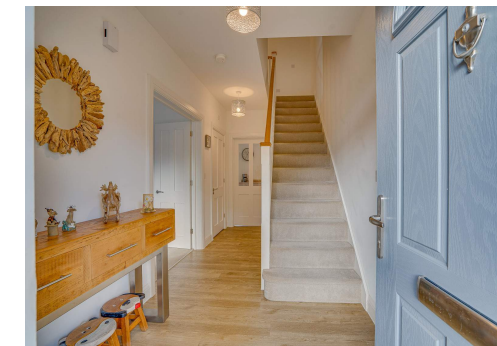
Acorn Grove, Sarisbury Green, SO31 7QB

3 Beds - 2 Baths

Brambles is pleased to welcome to the market this immaculately presented three-bedroom semi-detached home, situated in the ever-popular village location of Sarisbury Green.

FEATURES

- Set within a modern development built in 2023
- Carport for two cars plus an additional visitor bay
- Three generous double bedrooms
- Double glazing and gas central heating with under floor down stairs
- Remaining year on new build guarantee
- Built Doswell homes to a high specification
- Generous en-suite to the master bedroom
- Beautifully maintained large garden



BRAMBLES ESTATE AGENTS

5 Brook Lane, Warsash

Southampton, Hampshire

SO31 9FH

MAYFAIR OFFICE

15 Thayer Street

London

W1U 3JT

BRAMBLES ESTATE AGENTS

Portsmouth Road, Lowford

Bursledon, Hampshire

SO31 8EQ

Email: enquiries@brambles-estateagents.com

[brambles-estateagents.com](https://www.brambles-estateagents.com)

Bursledon | Warsash | Mayfair



Built in 2023, this immaculately presented home is situated within the tranquil Acorn Grove development in the village of Sarisbury Green. It offers contemporary living, combining a high-specification finish with generous proportions and a peaceful setting. Upon entering, you are welcomed by a spacious entrance hall with Amtico flooring and elegant wooden French doors leading into the living room. This beautifully presented space features a bay aspect window arrangement with high-quality fitted shutters, found throughout the property. High ceilings enhance the sense of space, while a downstairs WC and useful under stairs storage cupboard add practicality. To the rear, a spacious kitchen/diner provides the perfect setting for modern family life and entertaining, complete with integrated appliances and a separate utility area. French doors open directly onto a beautifully maintained, generously sized garden, larger than typically found within many new-build properties. Offering a high degree of privacy with no over-looking neighbours, the garden is completed with a summerhouse and adjoining decking. Underfloor heating throughout the ground floor further enhances the comfort and luxurious feel of this exceptional home.

Upstairs, the impressive principal bedroom benefits from a generous en-suite, alongside two further double bedrooms and a large storage cupboard. Outside, the property enjoys a well-maintained rear garden, perfect for relaxing or entertaining, together with a carport providing parking for two vehicles and an additional visitor bay.

Sarisbury Green is a sought-after village offering a range of local amenities and a welcoming community atmosphere. Nearby schools include Sarisbury Infant School, Sarisbury Church of England Junior School and Brookfield Community School. Holly Hill Woodland Park offers scenic walks, while Holly Hill Leisure Centre and the nearby River Hamble provide further leisure opportunities. Fareham and Southampton are also easily accessible by road.



Outside

Concrete slab pathway bordered by planted flower beds, open air porch, carport, visitor parking space.

Entrance Hall (16' 1" x 6' 11") or (4.90m x 2.12m)

Composite door with double glazed opaque glass inserts Amtico flooring, coir matting, skirting boards, stair case rising to the first floor, under stairs storage cupboard housing the under floor heating controls.

W/C (4' 3" x 5' 4") or (1.30m x 1.62m)

Continuation of Amtico flooring, tiled walls, large fitted mirror, light sensor, extractor fan, low level WC with a concealed cistern, pedestal hand wash basin with a chrome mixer tap, inset spot lights.

Living Room (14' 9" x 12' 4") or (4.50m x 3.75m)

Wooden french doors, fitted carpet, skirting boards, double glazed three-section window arrangement to the front.

Kitchen/Diner (13' 0" x 19' 8") or (3.97m x 6.0m)

Continuation of the Amtico flooring, skirting boards, matching base and wall units, integrated fridge freezer and dishwasher, integrated electric oven and microwave above, induction unit, extractor fan, one and a half stainless steel sink with drainer and a chrome mixer tap, double glazed window to the back, double glazed french doors to the back, inset spot lights.

Utility Room (4' 6" x 6' 6") or (1.38m x 1.98m)

Continuation of the Amtico flooring, space for washing machine and tumble dryer, skirting boards, inset spotlights.



Landing (5' 9" x 13' 0") or (1.75m x 3.96m)

Fitted carpet, skirting boards, doors to all rooms, access to the loft, large storage cupboard.

Master Bedroom (16' 7" x 12' 4") or (5.06m x 3.76m)

Fitted carpet, skirting boards, radiator, two double glazed windows to the front, large built in wardrobe, door to the ensuite.

En Suite (5' 11" x 7' 0") or (1.80m x 2.13m)

Matching floor and wall tiles, large walk in shower with a rainfall effect shower head and a handheld shower attachment, hand wash basin built into a floating vanity unit with a chrome mixer tap, low level WC with a concealed cistern, fitted large mirror, inset spotlights, extractor fan, double glazed opaque window to the front, chrome ladder style heated towel rail, inset spot lights.

Bedroom 2 (9' 10" x 10' 8") or (3.0m x 3.24m)

Fitted carpet, radiator, double glazed window to the back, skirting boards.

Bedroom 3 (9' 10" x 8' 10") or (3.0m x 2.68m)

Fitted carpet, double glazed window to the back, radiator, skirting boards.

Bathroom (6' 4" x 8' 4") or (1.94m x 2.55m)

Matching floor and wall tiling, low level WC with a concealed cistern, opaque double glazed window to the side, hand wash basin set in a floating vanity unit with a chrome mixer tap, tiled bath with a glass shower screen, chrome tap with a rainfall effect showerhead and a handheld shower attachment, chrome ladder style heated towel rail, inset spot lights, extractor fan.

Garden

Paved patio, laid to lawn, shed.

Other

Vendors Position: Need to find

Fareham Borough Council Tax Band D Charges £2,270.55

Estate Management Charge: Approximately £78 per month



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.