



Brook Lane | Sarisbury Green | Southampton | SO31 7EW

Asking Price £775,000



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W&W are delighted to offer for sale this well presented four bedroom detached family home set back from the road in a private location made up of only two houses. Internally, the property boasts over 2000 sq.ft providing four bedrooms, lounge, kitchen/breakfast room, dining room, study, utility room & downstairs cloakroom. Outside, the property sits on enviable plot providing an impressively sized rear garden, garage & driveway parking for multiple vehicles.

Brook Lane is situated close to the ever so sought after maritime village of Warsash. The village offers some picturesque walks along the River Hamble, with the option to stop in various riverside eateries & take the little pink ferry crossing to Hamble. The local shops are a 15 minute walk away while further amenities of Locks Heath are just over a mile away, including a large Waitrose. Excellent transport links are also easily accessible including A27, M27, Swanwick train station & Southampton Airport.



ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.







Extremely well presented four bedroom detached family home

Set back from the main road the home enjoys a private location made up of only two houses

Over 2000 sq.ft providing flexible living accommodation

Previously a 5 bedroom which is now incorporated to the main bedroom

Welcoming entrance hall enjoying built in understairs storage cupboard

18'9ft Lounge enjoying double doors out to the garden & centrepiece stone surround fireplace

Spacious kitchen/breakfast room enjoying granite worktops, attractive wood effect cabinets & breakfast bar

Integrated appliances include oven, five ring gas hob & single fridge

Utility room providing additional storage space & space/plumbing for appliances

Two additional downstairs reception rooms (study & dining room)

Downstairs cloakroom

Main bedroom boasting a walk in dressing room & en-suite shower room

Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Guest bedroom also benefitting from an en-suite shower room

Two additional bedrooms with one benefitting from built in storage

Main bathroom comprising three piece suite

Enviably plot providing rear, side & front gardens

A southerly-facing landscaped garden, mainly laid to lawn with shrubs, flowers, and fruit trees, featuring a spacious patio for outdoor dining, a Japanese-inspired area with pond, plus vegetable patches and a pergola seating area

Garage & driveway parking for multiple vehicles

The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating



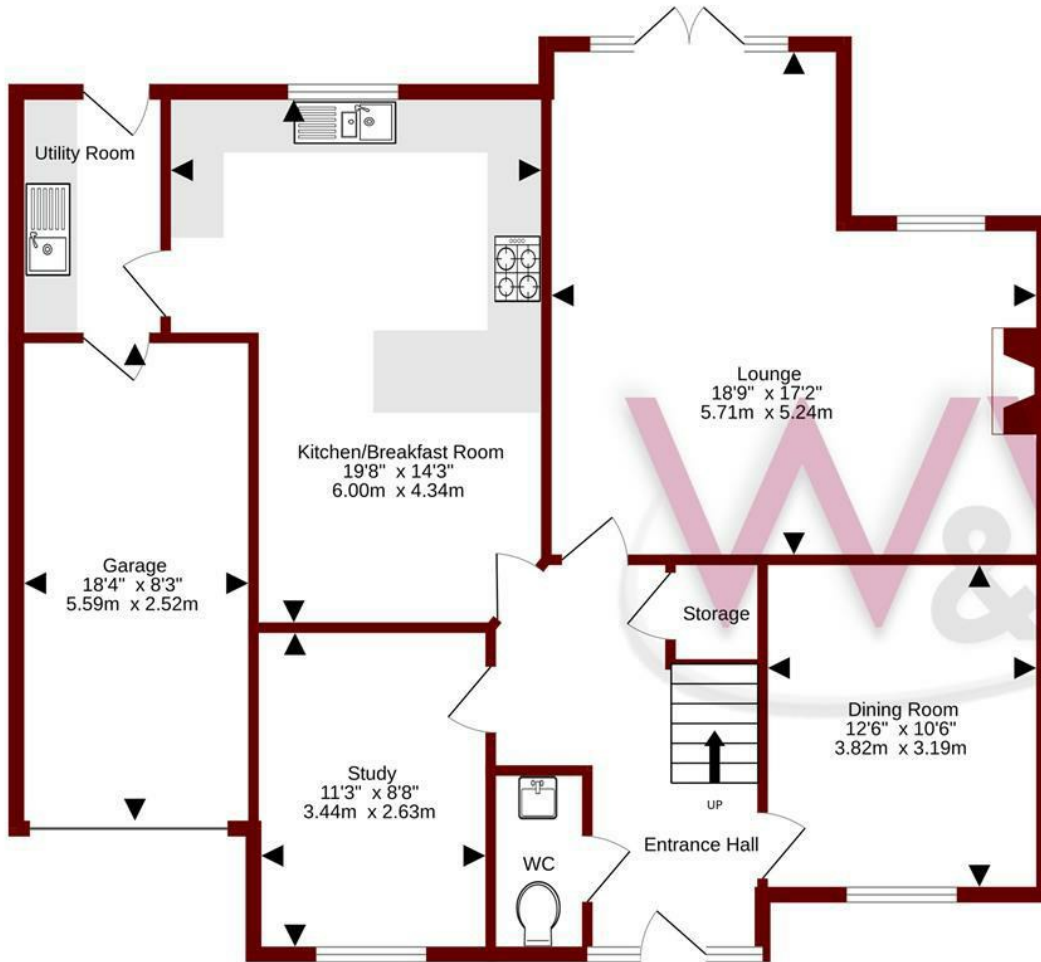


Broadband - There is broadband connected to the property

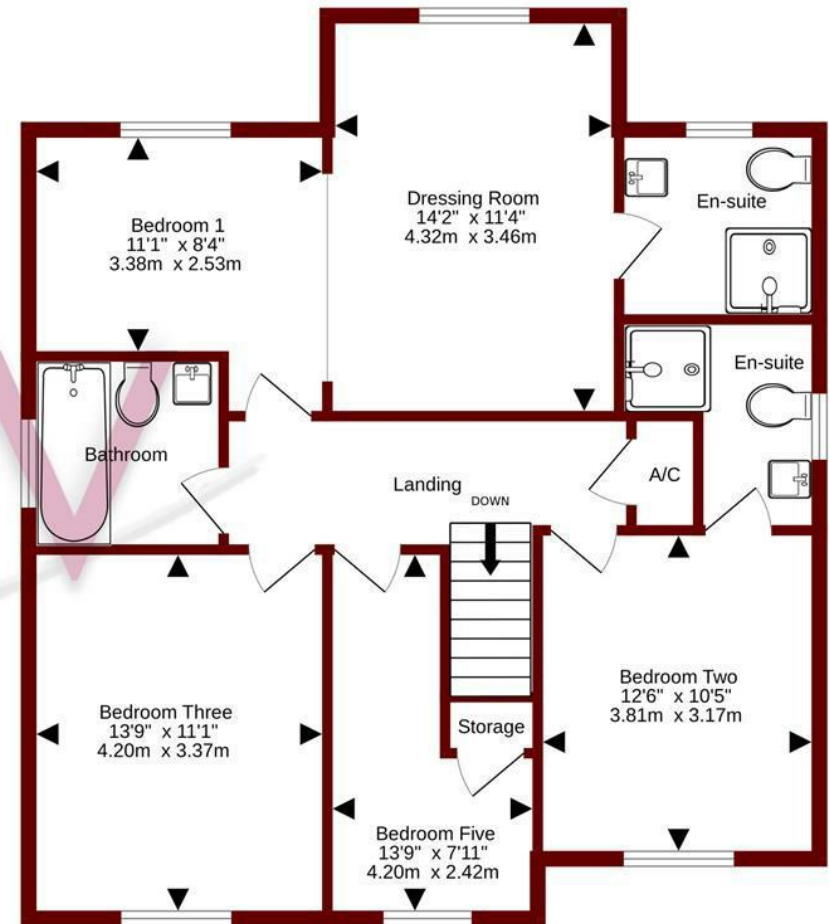
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

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
1148 sq.ft. (106.7 sq.m.) approx.



1st floor
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 2041 sq.ft. (189.6 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			85
(69-80) C		78	
(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		

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