



Pine Walk | Sarisbury Green | SO31 7DN

Guide Price £899,995



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W&W are delighted to offer for sale this beautifully presented & '2024' renovated six bedroom detached family home situated in a sought after cul de sac location. The property itself boasts over 3000 sq.ft in all providing six double bedrooms; three with en-suites, impressive open plan kitchen/dining/living room, two reception rooms, utility room, modern main bathroom & downstairs cloakroom. Outside, the property enjoys a beautifully landscaped rear garden & large frontage providing parking for multiple vehicles.

Pine Walk is a quiet cul-de-sac location in one of the most sought-after roads in Sarisbury Green within easy walking distance of Park Gate village centre, excellent local schools including the much requested Brookfield Secondary School, local 'Holly Hill' leisure centre and perfect for beautiful local walks to scenic woodlands and the River Hamble Shoreline. Excellent transport links are close by including Swanwick Train Station being only 0.6 miles away & the M27 only 1.3 miles.







Beautifully presented & '2024' fully renovated six double bedroom detached family home

No chain ahead

Sought after cul de sac location

Accommodation over 2700 sq.ft providing excellent versatile living

Welcoming entrance hall enjoying vaulted ceiling with feature skylight window, bespoke made understairs storage cupboards & Amtico flooring flowing into the kitchen/dining/living room, downstairs cloakroom & utility room

Highly impressive 40'3ft triple aspect kitchen/dining/living room enjoying twin bi-folding doors opening out onto the rear garden & two skylight windows

Stunning modern kitchen with large central island unit, quartz worktops & attractive matte units

Integrated appliances include five ring hob, full height fridge, full height freezer, double oven, dishwasher, 'Quooker' boiling water tap & wine cooler

16'2ft utility room providing additional storage space, plumbing for appliances & plant cupboard housing the boiler and water tank

The ground floor also benefits from a separate snug & separate study

Modern downstairs cloakroom

Guest bedroom to the ground floor enjoying window to the front & en-suite

Modern en-suite shower room comprising three piece white suite & attractive marble effect wall/floor tiling



Tenure: Freehold

EPC Rating: C

Council Tax Band: E



Galleried landing with wooden staircase with glass balustrade

19'11ft main bedroom with window to the rear & en-suite

Beautiful modern en-suite shower room comprising three piece white suite enjoying low profile walk in shower, marble effect wall/floor tiling & gold chrome finishings

Bedroom two benefiting from built in storage & modern en-suite shower room

Three additional double bedrooms to the first floor

Modern main bathroom comprising three piece white suite & attractive marble effect wall/floor tiling

Large storage cupboard housing the loft access

All of the bathrooms in the property benefit from underfloor heating

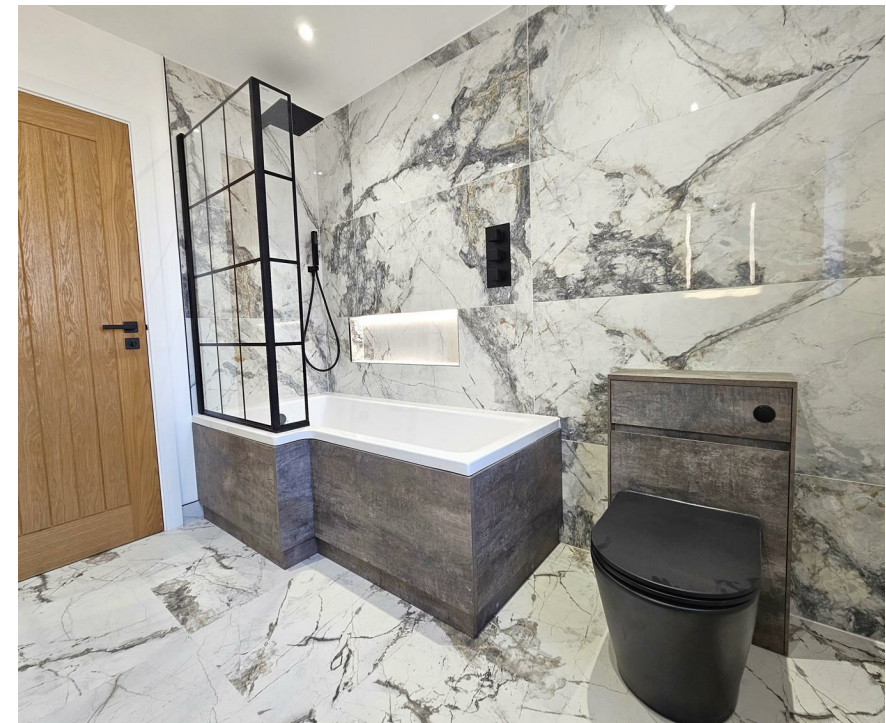
High quality finishes throughout; oakwood internal doors, new flooring, replacement external UPVC windows & doors

Rear enclosed landscaped garden enjoying large paved patio area, area laid to lawn with mature trees to the rear

Outbuilding to remain enjoying power & lighting easily converted into a home office/hobby space/gym

'In our opinion' the garden offers a great degree of privacy backing onto mature woodlands

Large frontage enjoying water supply, power sockets & driveway parking for multiple vehicles



#### ADDITIONAL INFORMATION

Property construction - Brick with a mixed of tiled & flat roofing

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

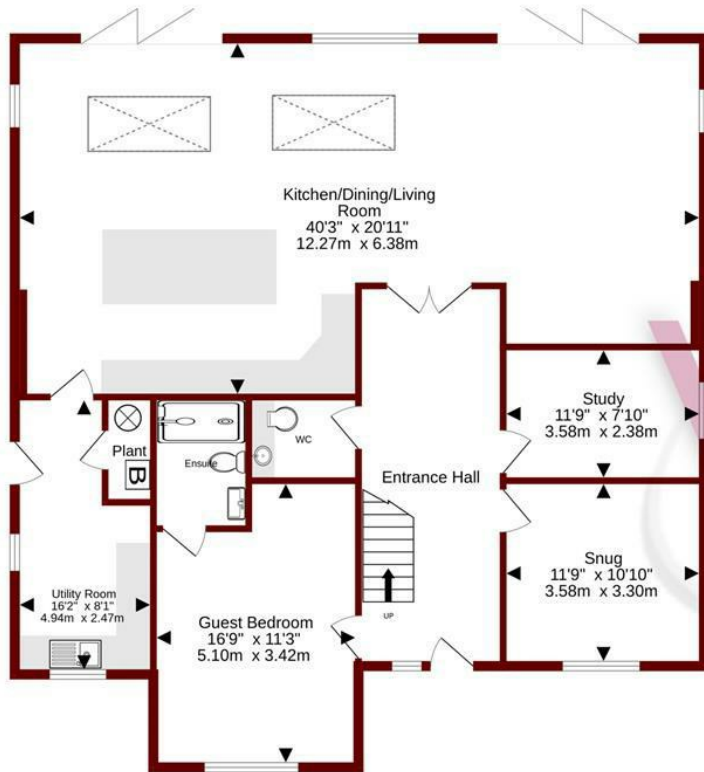
Heating - Gas central heating

Broadband - There is no broadband connected to the property

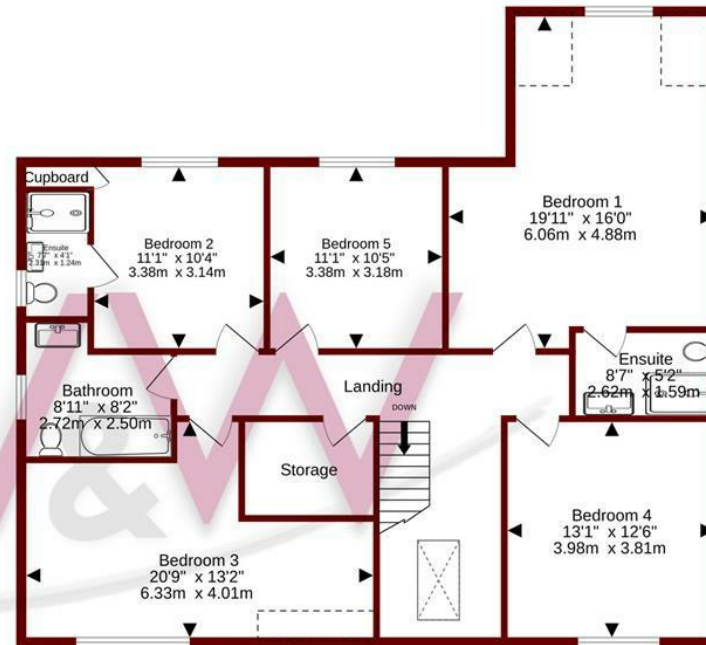
Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Please check here for all networks - <https://checker.ofcom.org.uk/>

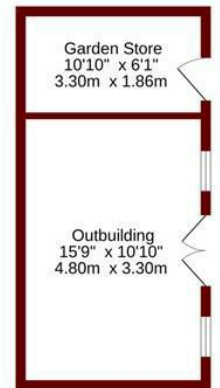
Ground Floor  
1546 sq.ft. (143.6 sq.m.) approx.



1st Floor  
1253 sq.ft. (116.4 sq.m.) approx.

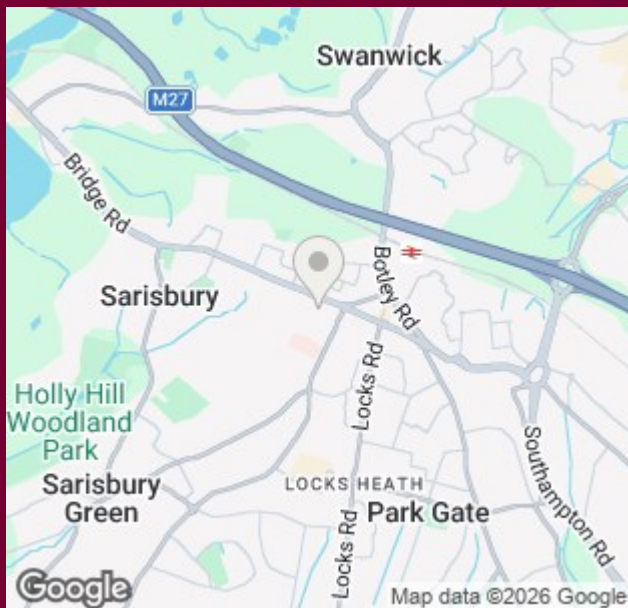


Out Building  
236 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 3035 sq.ft. (282.0 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		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(39-60) <b>C</b>	77	83
(55-66) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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