



Addison
ESTATE AGENTS



Longview House, 198 Bridge Road, Sarisbury Green,
£1,300,000 Freehold

SUBSTANTIAL FAMILY HOME ON A PLOT OF JUST UNDER 0.7 OF AN ACRE WITH DETACHED TWO BED ANNEXE, FIVE BEDROOMS, THREE EN-SUITES, STUNNING ORANGERY, EXTENSIVE PARKING AND FURTHER POTENTIAL, SUBJECT TO PLANNING. WALKING DISTANCE TO THE WATER, HOLLY HILL WOODLAND AND SHOPS.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	76	
(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 

Further Information

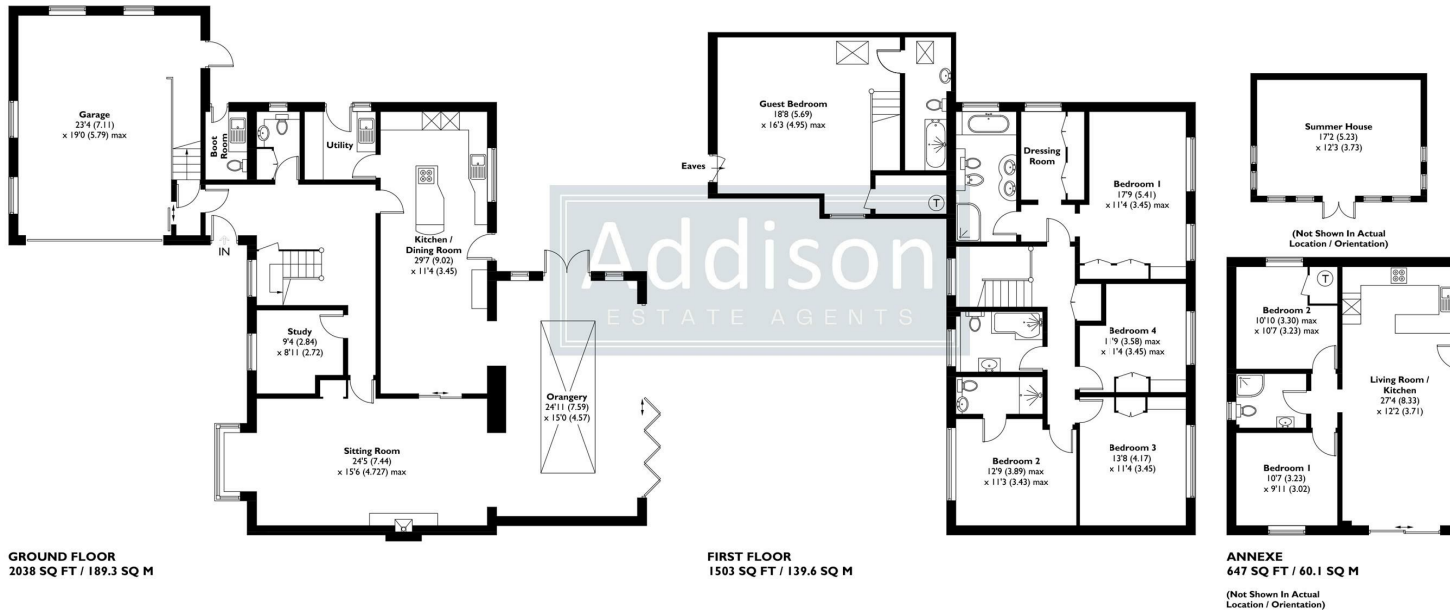
Council Tax Band:
G

Estate or Lease Charges if Applicable:





APPROXIMATE GROSS INTERNAL AREA = 3541 SQ FT / 328.9 SQ M
(INCLUDING GARAGE / BOOT ROOM)
ANNEXE / SUMMER HOUSE = 859 SQ FT / 79.8 SQ M
TOTAL = 4400 SQ FT / 408.7 SQ M



- SUBSTANTIAL INDIVIDUAL FAMILY HOME SET WITHIN A PLOT OF JUST UNDER 0.7 OF AN ACRE
 - APPROXIMATELY 3,541 SQ FT OF MAIN ACCOMMODATION
- FIVE GENEROUS BEDROOMS WITH THREE EN-SUITE FACILITIES
- STUNNING ORANGERY WITH LARGE LANTERN ROOF AND BI-FOLDING DOORS
 - DETACHED 647 SQ FT ANNEXE WITH TWO DOUBLE BEDROOMS
- ANNEXE WITH OPEN-PLAN LIVING/KITCHEN, BATHROOM AND PRIVATE PATIO
- LARGE DRIVEWAY WITH EXTENSIVE PARKING AND SECURE GATED PARKING
- SUBSTANTIAL GARAGE, SUMMER HOUSE AND ADDITIONAL OUTBUILDINGS
- GENEROUS SIDE GARDEN WITH POTENTIAL FOR A SEPARATE DWELLING, SUBJECT TO PLANNING
- WALKING DISTANCE TO THE WATER, HOLLY HILL WOODLAND AND LOCAL SHOPS

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1341993)
Produced for Addison Estate Agents

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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