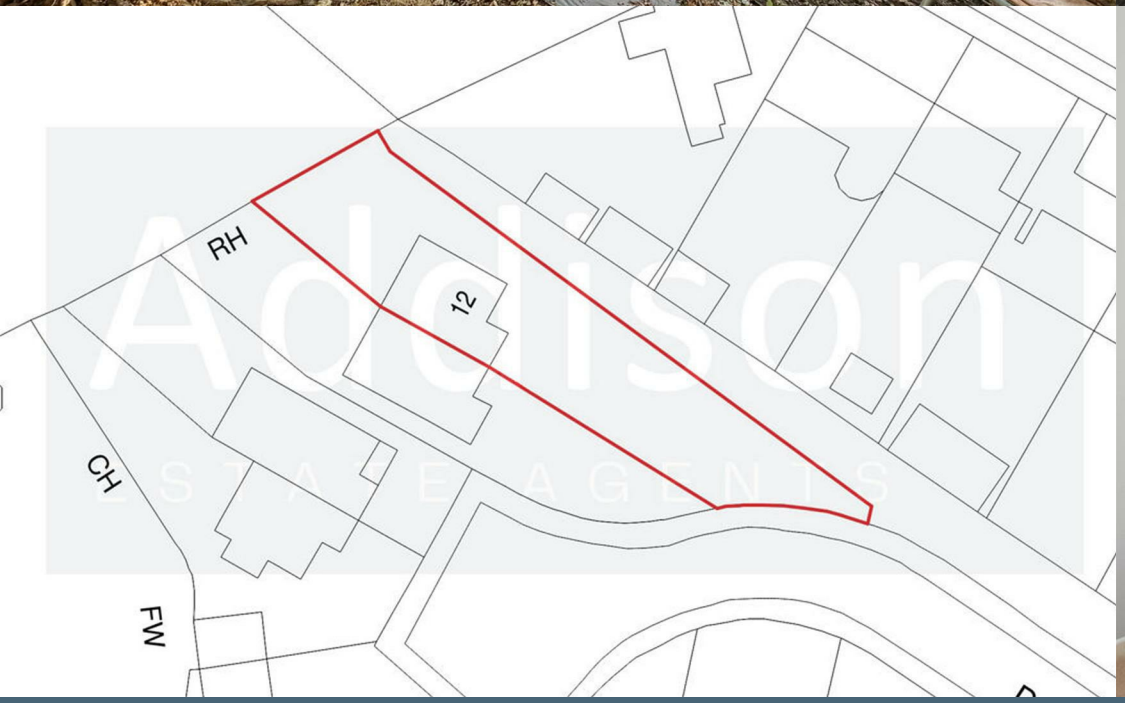
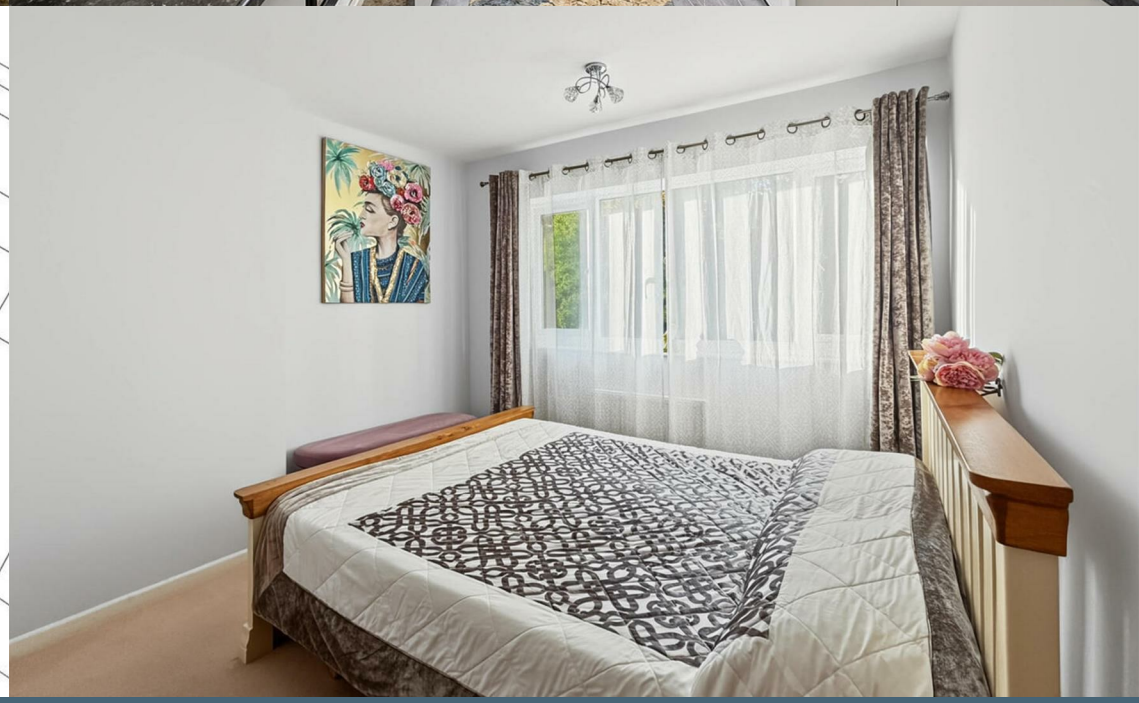

Addison
ESTATE AGENTS









12 Dormy Close, Sarisbury Green, Southampton, SO31 7DD

£349,950 Freehold

A RARE OPPORTUNITY | NEVER BEFORE MARKETED | GENEROUS PLOT WITH EXCEPTIONAL POTENTIAL | THREE DOUBLE BEDROOMS | TWO RECEPTION ROOMS | BACKING ONTO HOLLY HILL WOODLAND | NO FORWARD CHAIN

Offered to the market for the very first time since being built in the 1965, this unique family home presents a particularly exciting opportunity. Having remained within the same family since its construction, the property occupies an impressive plot with generous gardens to the front, rear and side, offering considerable scope for future enlargement and improvement, subject to the necessary planning permissions. Several neighbouring properties within the road have already undertaken substantial extensions, demonstrating the potential that this setting can offer.

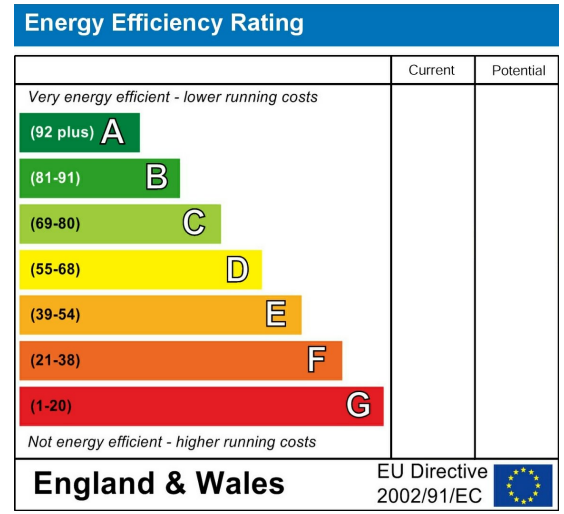
The existing accommodation is already well proportioned and comprises an entrance hall, a comfortable lounge, a separate reception room which could equally serve as a home office or bedroom four, and a kitchen/breakfast room with direct access onto the rear garden.

On the first floor are three well-sized double bedrooms, complemented by a spacious family bathroom.

One of the property's most appealing features is its position within a quiet and particularly attractive close of just 18 homes. To the rear, the garden backs directly onto Holly Hill woodland, with a private gate providing immediate access into the woodland itself. This is a fantastic feature for families, offering a wonderful setting for children's adventures, dog walking and enjoying the surrounding natural environment.

The property also falls within the catchment areas for Sarisbury Green Infant and Junior School and Brookfield Secondary School.

With its established family history, generous plot, woodland setting and exciting potential to create a truly special home, this is an opportunity rarely found in today's market. Offered for sale with NO FORWARD CHAIN.



Further Information

Council Tax Band:
C

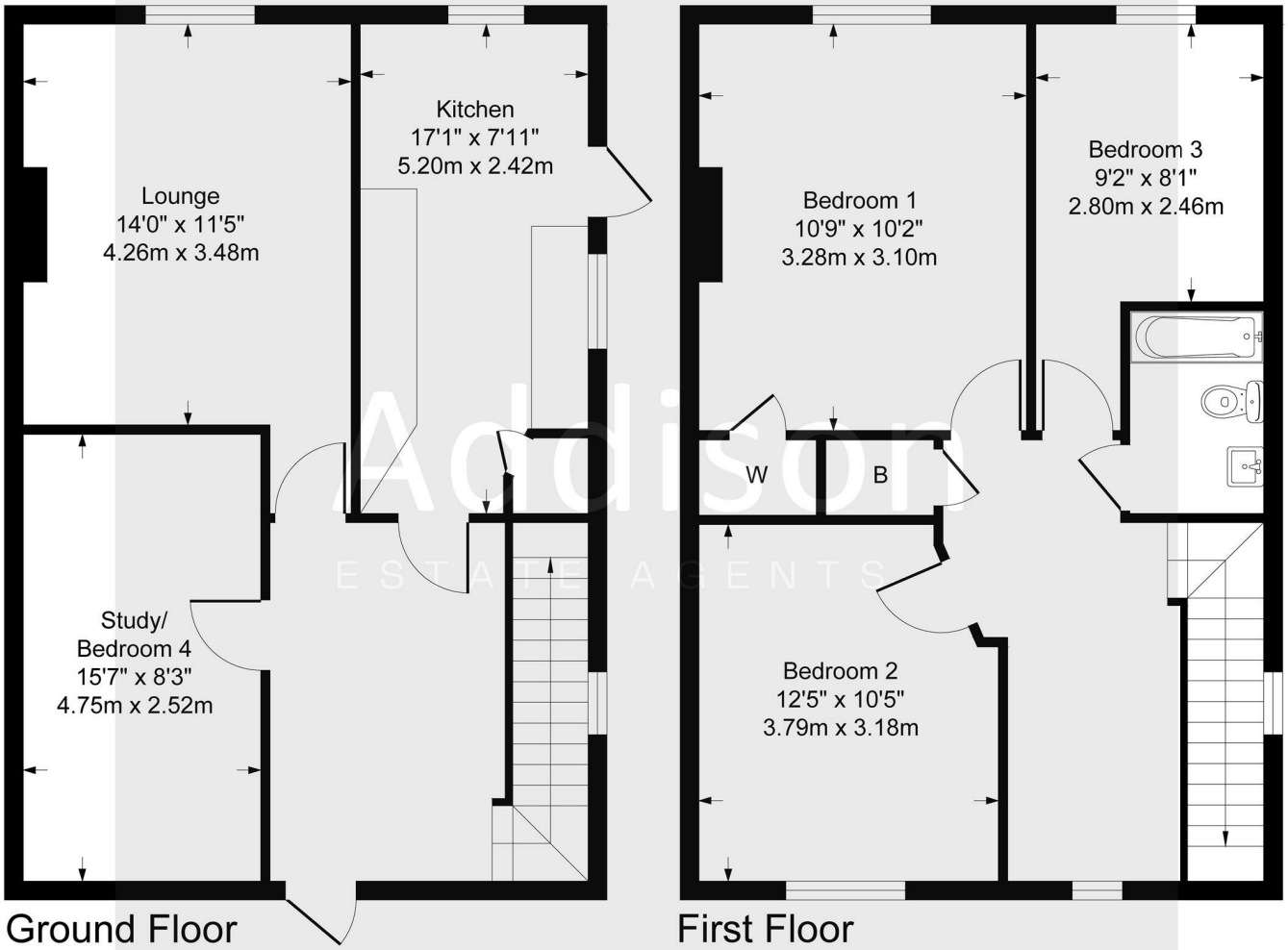
Estate or Lease Charges if Applicable:







Approximate Gross Internal Area
1177 sq ft - 109 sq m



- Never before marketed, having remained in the same family since being built in 1965.
- Generous plot with gardens to the front, rear and side.
- Exceptional potential for extensions and enlargement, subject to planning permission.
- Quiet and established close comprising just 18 homes.
- Three well-proportioned double bedrooms.
- Two reception rooms, with the second offering potential as a study or fourth bedroom.
- Kitchen/breakfast room with direct access to the rear garden.
- Backing directly onto Holly Hill woodland with a private access gate.
- Within catchment for Sarisbury Green Infant and Junior School and Brookfield Secondary School.
- Offered for sale with NO FORWARD CHAIN.

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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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