



NEW INN
COURT



Addison
ESTATE AGENTS



19 New Inn Court, Sarisbury Green, Southampton, SO31 7LF

£550,000 Freehold

Situated within an exclusive gated development of just 18 homes, this beautifully presented four-bedroom detached family home enjoys a prime position in the highly sought-after village of Sarisbury Green. Offering spacious and versatile accommodation, the property perfectly combines contemporary styling with practical family living.

A welcoming entrance hall leads to the thoughtfully designed split-level ground floor. The stylish kitchen/dining room is fitted with granite worktops, integrated appliances, double ovens, a five-ring gas hob and wine cooler, whilst the adjoining utility room provides additional storage and space for appliances.

The elegant sitting room features oak flooring, a charming log-burning stove and direct access to the rear garden. A separate dining/family room also opens onto the garden, offering flexible living space, while a cloakroom completes the ground floor.

The first floor offers four generous bedrooms, three benefiting from air conditioning. The principal bedroom enjoys fitted wardrobes and a contemporary en-suite shower room, whilst the fourth bedroom is currently arranged as a luxurious walk-in dressing room and can easily be reinstated as a bedroom if required. A modern family bathroom completes the accommodation.

Outside, the landscaped rear garden has been designed for low-maintenance living, with artificial lawn, two paved seating areas and attractive flower and shrub borders. A garage and driveway provide parking for two to three vehicles.

New Inn Court is an exclusive gated development ideally positioned within walking distance of local shops, highly regarded schools, St Paul's Church, bus links and the village green. Combining a desirable location with flexible accommodation and quality finishes throughout, this is an excellent opportunity to acquire a superb family home in one of Sarisbury Green's most sought-after locations.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 79 |
| (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

Local Council: Fareham

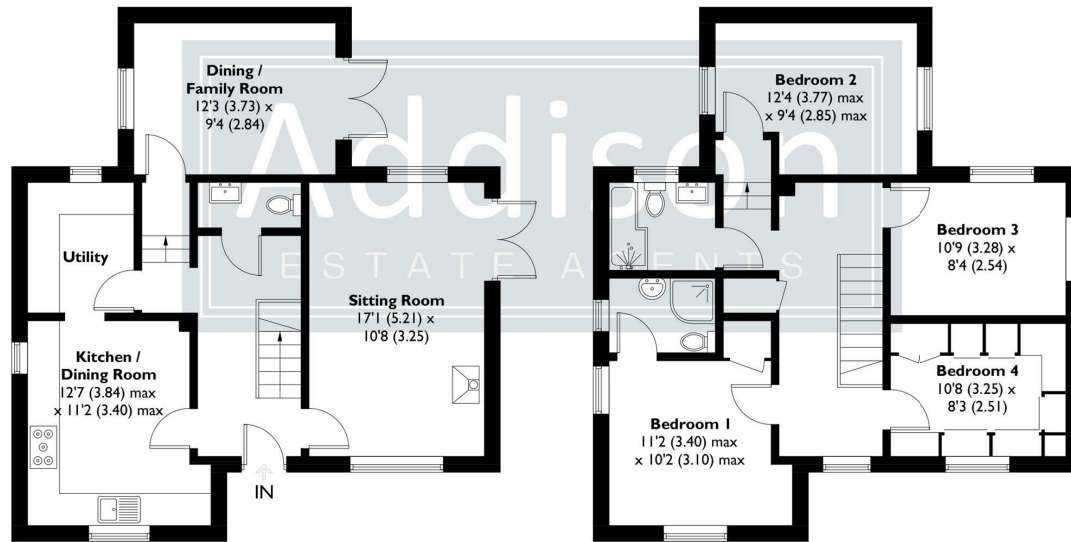
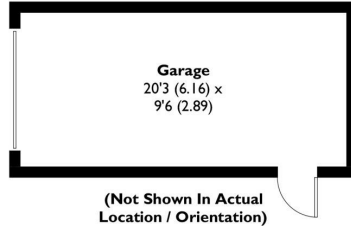
Council Tax Band: E

Estate Management Charge:

Approx £500 per annum



APPROXIMATE GROSS INTERNAL AREA = 1301 SQ FT / 120.9 SQ M
 GARAGE = 191 SQ FT / 17.7 SQ M
 TOTAL = 1492 SQ FT / 138.6 SQ M



GROUND FLOOR
654 SQ FT / 60.8 SQ M

FIRST FLOOR
648 SQ FT / 60.2 SQ M

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 (ID1315796)
 Produced for Addison Estate Agents

- BEAUTIFULLY PRESENTED FOUR-BEDROOM DETACHED FAMILY HOME
- EXCLUSIVE GATED DEVELOPMENT OF JUST 18 HOMES
- STYLISH KITCHEN/DINING ROOM WITH GRANITE WORKTOPS & INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM & GROUND FLOOR CLOAKROOM
- SITTING ROOM WITH OAK FLOORING & FEATURE LOG-BURNING STOVE
- VERSATILE DINING/FAMILY ROOM WITH DIRECT GARDEN ACCESS
- PRINCIPAL BEDROOM WITH EN-SUITE & THREE BEDROOMS BENEFITING FROM AIR CONDITIONING
- FOURTH BEDROOM CURRENTLY ARRANGED AS A LUXURIOUS WALK-IN DRESSING ROOM
 - LANDSCAPED, LOW-MAINTENANCE REAR GARDEN WITH GARAGE & DRIVEWAY PARKING FOR 2-3 VEHICLES
- WALKING DISTANCE TO LOCAL SHOPS, HIGHLY REGARDED SCHOOLS, ST PAUL'S CHURCH & THE VILLAGE GREEN



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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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