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**FOR SALE**  
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158 Bridge Road, Sarisbury Green, Southampton, SO31 7EJ

**£345,000 Freehold**

Tucked away in a highly sought-after village setting, this charming two-bedroom semi-detached cottage is believed to have once been owned by the village cobbler and his son, offering a wonderful sense of history and character.

Having been lovingly cared for and enjoyed by the same owner for the past 25 years, the property presents a rare opportunity to acquire a truly special home. Beautifully presented throughout, the cottage effortlessly blends period charm with thoughtful modern enhancements.

The ground floor offers two inviting reception rooms, both featuring log burners, creating warm and cosy yet versatile living spaces. To the rear, a stunning re-fitted kitchen forms the heart of the home, complete with quartz work surfaces and a striking picture window overlooking the beautifully maintained rear garden.

On the first floor, there is a fantastic-sized bedroom benefitting from a full wall of fitted wardrobes, along with a cleverly concealed walk-in wardrobe providing excellent additional storage for clothes, shoes and accessories. This level also hosts a spacious family bathroom, fitted with a freestanding bath and separate shower.

The top floor is dedicated entirely to the impressive primary bedroom, enjoying dual aspect windows, fitted wardrobes and far-reaching views, creating a peaceful and private retreat.

Externally, the rear garden is a true highlight, featuring a variety of well-established raised beds and a beautifully designed terrace patio at the far end—perfect for outdoor dining and enjoying the surroundings. There is also a useful side area which includes a WC and additional storage space.

To the front, the property benefits from a block paved driveway providing off-road parking for one vehicle (please note there is currently no dropped kerb). The location is exceptional, being just moments from local shops, the cricket green and the waterfront, as well as Holly Hill woodland and leisure facilities.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>66</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	

## Further Information

**Local Council:**

**Council Tax Band:**

**C**

**Amount Payable for 2025/2026:**

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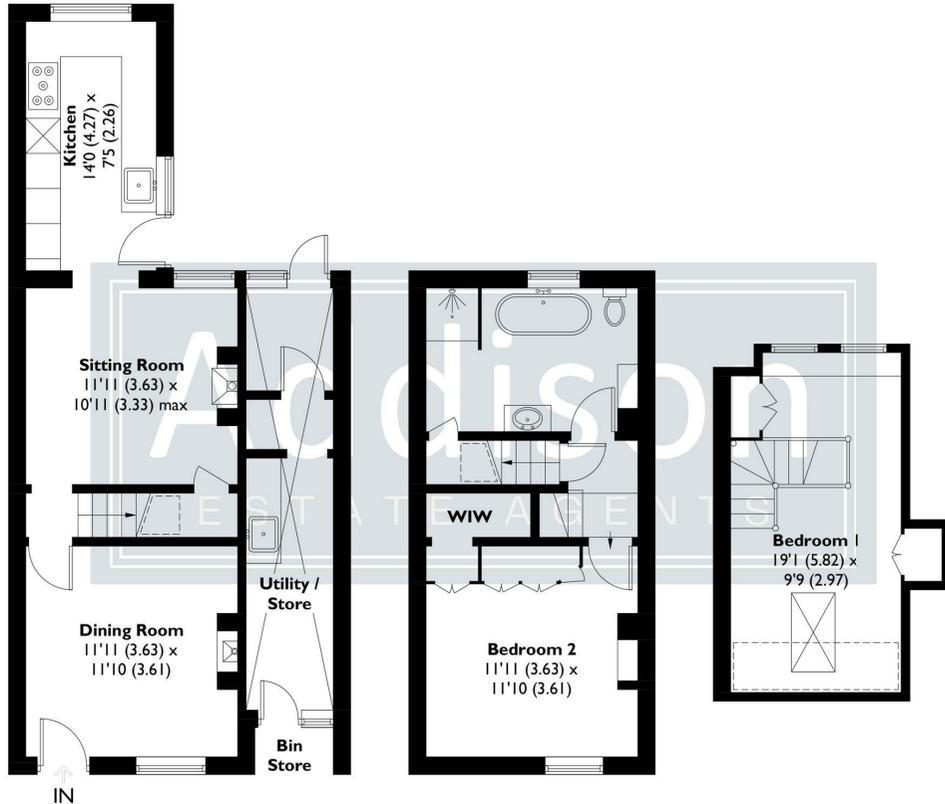
**Estate Management Charge:**

**TBC**





**APPROXIMATE GROSS INTERNAL AREA = 929 SQ FT / 86.4 SQ M**  
**UTILITY / STORE = 118 SQ FT / 11.0 SQ M**  
**TOTAL = 1047 SQ FT / 97.4 SQ M**



**GROUND FLOOR**  
**427 SQ FT / 39.7 SQ M**

**FIRST FLOOR**  
**314 SQ FT / 29.2 SQ M**

**SECOND FLOOR**  
**188 SQ FT / 17.5 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 (ID1284201)  
**Produced for Addison Estate Agents**

- Charming two-bedroom semi-detached cottage believed to date back to the village cobbler and his son
- Lovingly owned and well maintained by the same owner for the past 25 years
- Two characterful reception rooms, both with log burners
  - Stunning re-fitted kitchen with quartz work surfaces and picture window overlooking the garden
- Large first floor bedroom with fitted wardrobes and hidden walk-in wardrobe
- Spacious family bathroom with freestanding bath and separate shower
- Impressive top floor primary bedroom with dual aspect, fitted wardrobes and far-reaching views
- Beautiful rear garden with raised beds and a terrace patio—ideal for keen gardeners
- Useful side area with WC and additional storage
  - Block paved driveway (no dropped kerb) and superb location close to shops, waterfront, cricket green, Holly Hill and commuter routes



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