



Addison
ESTATE AGENTS



4 Rothschild Drive, Sarisbury Green, Southampton, SO31 7NS

£485,000 Freehold


This beautifully presented three-bedroom detached home was originally constructed in 2015 by Miller Homes and forms part of the sought-after Admirals Wood development.

The property enjoys an attractive double-fronted design, with a spacious living room to one side and a recently refitted kitchen/dining room to the other. The kitchen has been thoughtfully upgraded by the current owners and now offers ample work surface space, generous storage and integrated appliances, with plenty of room for a dining table. To the side, a glass-roof conservatory provides additional living space and enjoys views over the newly landscaped garden.

Upstairs, all three bedrooms are well proportioned, with the principal bedroom benefiting from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Outside, the current owners have transformed the rear garden to create a low-maintenance and private outdoor space, featuring artificial lawn, attractive planting and a sauna cabin, which could alternatively be utilised as additional storage or a garden room. To the rear of the property is driveway parking for two vehicles leading to a detached garage, with gated side access to the garden.

Admirals Wood is a delightful woodland setting located just off Brook Lane in Sarisbury Green. A wide range of amenities can be found nearby, including the Locks Heath Centre with its comprehensive shopping facilities. Sarisbury Infant and Junior Schools, along with Brookfield Community School, are all within walking distance. Holly Hill Woodland Park, with its scenic walks leading down to the River Hamble and onwards to Warsash and Swanwick, is also close by. The M27 is less than two miles away, while Swanwick railway station provides excellent transport links and is situated under a mile from the property.

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

Council Tax Band:

D

Amount Payable for 2025/2026:

Add Text here

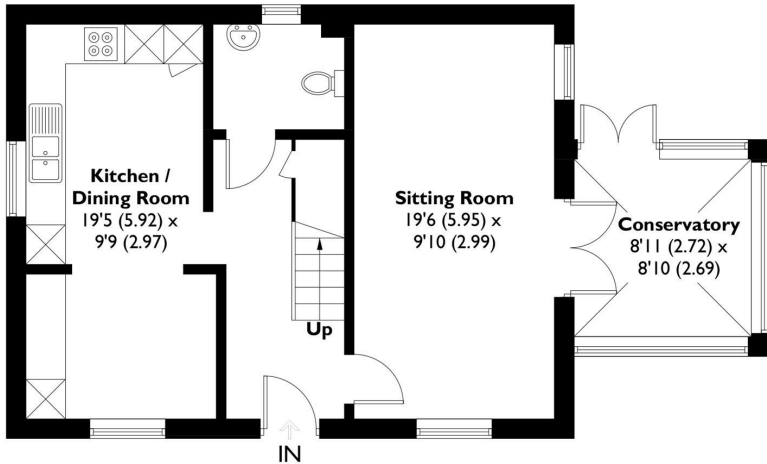
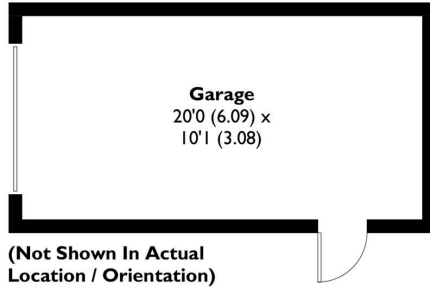
Estate Management Charge:

TBC

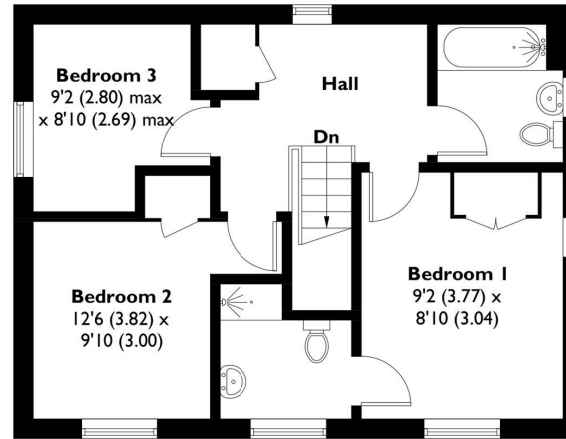




APPROXIMATE GROSS INTERNAL AREA = 1130 SQ FT / 105.0 SQ M
 GARAGE / STEAM ROOM = 228 SQ FT / 21.2 SQ M
 TOTAL = 1358 SQ FT / 126.2 SQ M



GROUND FLOOR
610 SQ FT / 56.7 SQ M



FIRST FLOOR
520 SQ FT / 48.3 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 (ID1313865)
 Produced for Addison Estate Agents

- Beautifully presented three-bedroom detached family home
- Built by Miller Homes in 2015 and situated within the desirable Admirals Wood development
 - Attractive double-fronted design
- Recently refitted kitchen/dining room with ample work surfaces, generous storage and integrated appliances
 - Spacious living room plus a glass-roof conservatory overlooking the garden
- Principal bedroom with en-suite shower room
- Two further well-proportioned bedrooms and a modern family bathroom
- Landscaped rear garden with artificial lawn for low-maintenance living
- Sauna cabin offering potential as a garden room, home office or additional storage
- Detached garage and driveway parking for two vehicles, with excellent access to local schools, amenities, Swanwick railway station and Holly Hill Woodland Park

