



Addison
ESTATE AGENTS



45 Barnbrook Road, Sarisbury Green, Southampton, Hampshire, SO31 7BQ

£395,000 Freehold

Situated within the highly desirable non-estate setting of Barnbrook Road, Sarisbury Green, this beautifully extended three-bedroom semi-detached home has undergone an extensive programme of renovation and improvement, resulting in a stylish and exceptionally well-presented family home ready for immediate enjoyment.

The current owners have thoughtfully modernised the property throughout, with significant upgrades including full rewiring, a newly installed central heating system, contemporary kitchen and bathroom suites, a downstairs cloakroom, and comprehensive landscaping to both the front and rear gardens.

The accommodation has been designed very much with modern family living in mind, enjoying a wonderfully open-plan and interconnected layout downstairs. The lounge, dining area and family room all flow seamlessly together, whilst the centrally positioned kitchen acts as the true hub of the home, creating an ideal environment for entertaining and everyday family life alike. The arrangement allows excellent interaction between the various living spaces and is perfectly suited to those wishing to keep an eye on younger children whilst cooking or hosting.


Upstairs, the property continues to impress with three generous bedrooms, all served by a tastefully refitted family bathroom.

Externally, the home enjoys excellent kerb appeal with a hard-landscaped shingle driveway providing off-road parking for numerous vehicles, in addition to a single garage with power connected. The rear garden is a particularly attractive feature, being of an excellent size and predominantly laid to lawn, complemented by a further hard-landscaped seating area ideal for outdoor dining and entertaining. To the rear sits a charming barn-style shed adding both character and practical storage.

The location is equally appealing, positioned within catchment for the ever-popular Sarisbury Green Infant School and Sarisbury Church of England Junior School, whilst being quite literally a stone's throw from the highly regarded Brookfield Community School. The property is also conveniently within walking distance of Holly Hill Woodland Park, offering beautiful woodland walks and open green space, as well as Holly Hill Leisure Centre, making it an excellent choice for families and those seeking an active lifestyle.

Further benefiting from the present owners having already secured an onward purchase, the property offers the advantage of a short and complete chain ahead, helping provide confidence for prospective purchasers seeking a smoother move.



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		
	71	78
England & Wales		EU Directive 2002/91/EC 

Further Information

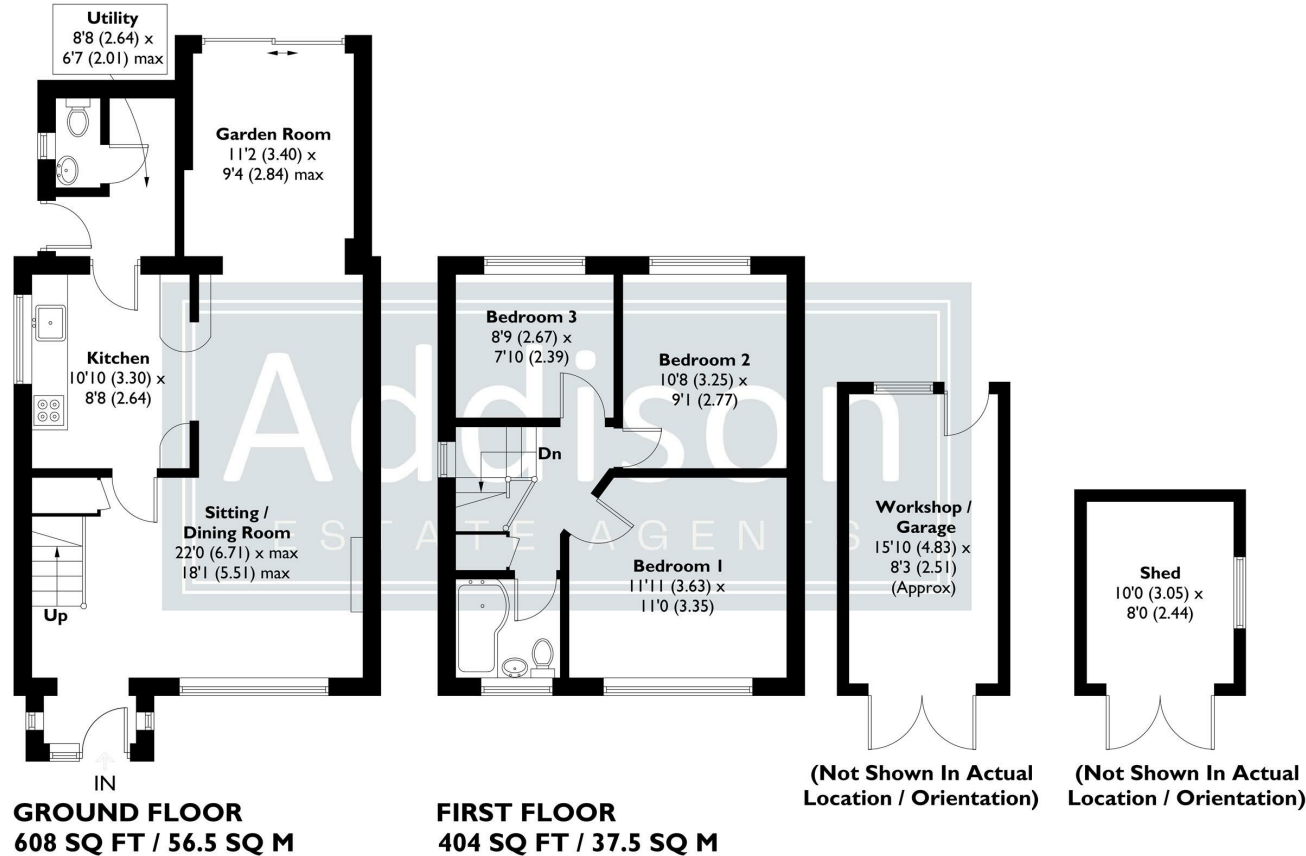
Local Council:
Fareham Borough Council

Council Tax Band: D

Amount Payable for 2026/2027:
£2,270.55



APPROXIMATE GROSS INTERNAL AREA = 1012 SQ FT / 94.0 SQ M
OUTBUILDINGS = 211 SQ FT / 19.6 SQ M
TOTAL = 1223 SQ FT / 113.6 SQ M



- Beautifully renovated and extended three-bedroom semi-detached home
- Sought-after non-estate position on Barnbrook Road in Sarisbury Green
- Extensive improvements including full rewire and new central heating system
- Stunning open-plan and interconnected living accommodation ideal for families
- Modern refitted kitchen positioned centrally to the main living spaces
- Contemporary family bathroom and downstairs cloakroom
 - Three generous first-floor bedrooms
- Large rear garden with patio seating area and charming barn-style shed
- Shingle driveway providing parking for multiple vehicles plus garage with power
- Walking distance to Holly Hill Woodland Park, Holly Hill Leisure Centre and within catchment for highly regarded local schools including Brookfield Community School

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 (ID1302084)
Produced for Addison Estate Agents



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