



5 Coldeast Way, Sarisbury Green, Southampton, SO31 7AT

Asking Price £609,500



Coldeast Way | Sarisbury Green  
Southampton | SO31 7AT  
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W&W are delighted to offer for sale this well presented four bedroom detached family home sat on an enviable plot providing landscaped frontage & rear gardens. Internally, the property boasts four bedrooms, 22'8ft lounge, kitchen/dining room, utility room, downstairs shower room & main bathroom. Outside, the property benefits from a landscaped rear garden, garage & large frontage providing parking for multiple vehicles.

Coldeast way is situated in the popular Sarisbury Green area with local amenities of Park Gate and Locks Heath within walking distance, along with Swanwick train station. You will also find the 'Orange Grove Hotel & Gardens', Holly Hill Sports Complex and Holly Hill woods all within short walking distance to explore connecting to the Hamble River and Warsash. The property is also within catchment area to the local Sarisbury Junior, Sarisbury Infant & Brookfield Secondary school.





Well presented four bedroom detached family home situated on an enviable plot

Superb potential for extending (STPP)

Sought after Sarisbury Green location

Welcoming entrance hall enjoying built in storage cupboard

22'8ft Dual aspect lounge with walk in bay window, feature centrepiece stone surround fireplace with inset gas fire & door opening out to the rear garden

Kitchen/dining room enjoying integrated oven & hob with space for additional appliances

Utility room providing additional storage, space/plumbing for appliances & access to the front & rear garden

Downstairs shower room comprising of three piece suite

Main bedroom with built in wardrobe & window to the front

Three additional bedrooms with two benefitting from built in storage

Main bathroom comprising four piece coloured suite

Westerly facing rear garden majority laid to lawn with display flower/shrubbery beds, decked sun terrace & paved patio area perfect for alfresco dining

'In our opinion' we feel that the garden is of a good size

Garage & large frontage providing parking for multiple vehicles

Agents note – The owners have informed us that the garage had some movement and some cracking in the walls. The cause of damage was established as being due to leaking underground water services. The defects have now been repaired, and this will prevent ongoing movement. There is a Certificate of Structural Adequacy available for any purchaser.

### **ADDITIONAL INFORMATION**

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

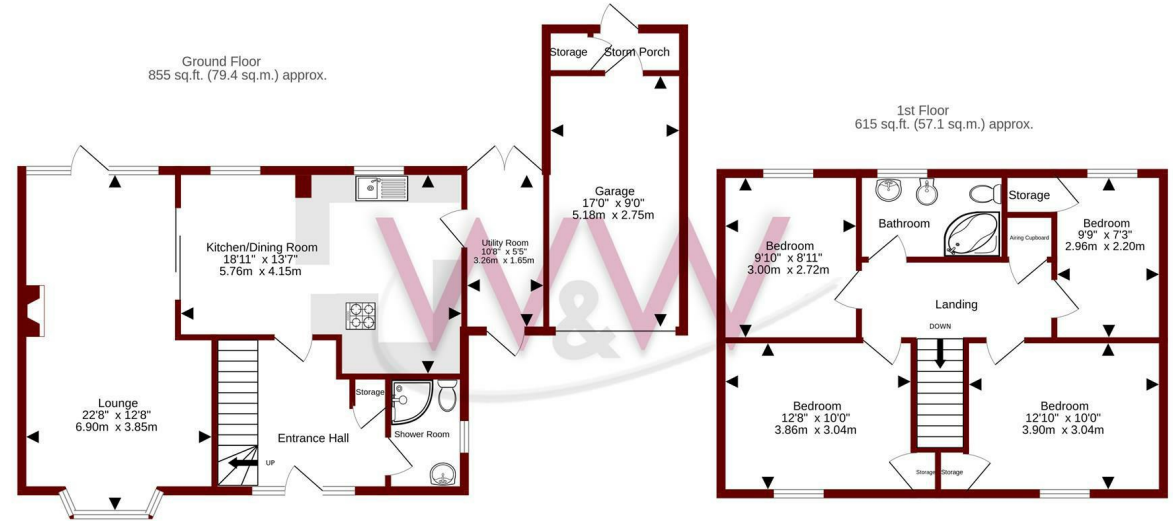
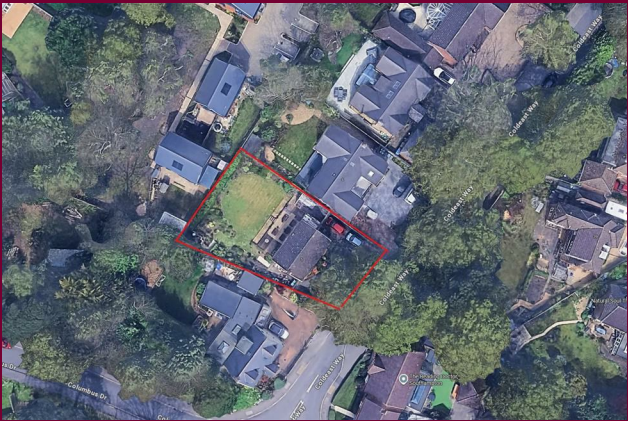
Sewerage - Mains

Heating - Gas central heating with replacement Worcester combination boiler

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 1470 sq.ft. (136.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>			
(55-68) <b>D</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>		71	77
	EU Directive 2002/91/EC		

Council Tax Band - E

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

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