



Addison
ESTATE AGENTS



4 Edenbridge Way, Sarisbury Green, Southampton, SO31 7LS

£680,000 Freehold

A beautifully presented four double bedroom detached family home, positioned within an exclusive development of just five homes, built in 2015, in the heart of Sarisbury Green. Offering over 1,900 sq ft of well-balanced accommodation, this spacious property has been thoughtfully designed with modern family living in mind.

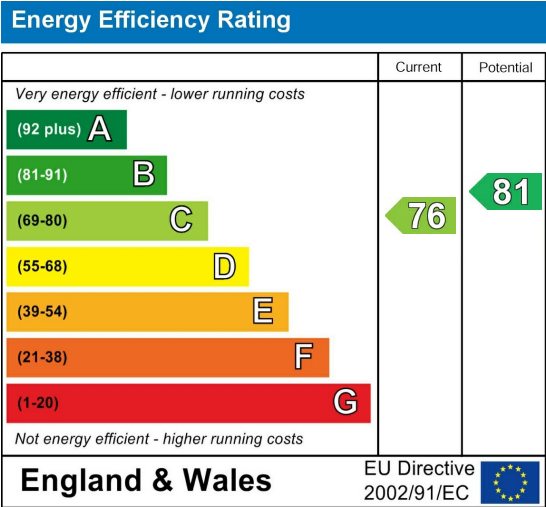
The ground floor offers exceptional versatility, with three reception rooms that can easily adapt to suit a variety of lifestyles, whether as a formal dining room, home office, playroom or additional sitting room. At the heart of the home is a well-appointed kitchen/dining room, perfectly positioned to serve both everyday family life and entertaining.

Upstairs, the generous accommodation continues with four genuine double bedrooms. The principal bedroom benefits from an en-suite shower room and dressing room, while the spacious guest bedroom also enjoys its own en-suite. The remaining two double bedrooms are served by a contemporary family bathroom. A particular feature of the first floor is the exceptionally spacious central landing, which creates a wonderful sense of space and is large enough to accommodate a study area, reading nook or additional furniture.

Outside, the property enjoys a landscaped, private rear garden together with a driveway providing off-road parking for up to four vehicles.

Families will appreciate being within walking distance of Sarisbury Infant & Junior Schools and Brookfield Community School, as well as Holly Hill Leisure Centre, local parks, Woodlands Nursery and the amenities of Park Gate Village. Swanwick railway station, Whiteley Shopping Centre and the M27 are all within easy reach, making this an ideal location for commuters.

Combining generous proportions, a superb family-friendly layout and a highly sought-after location, this is a rare opportunity to purchase a substantial modern home in one of Sarisbury Green's most desirable settings.



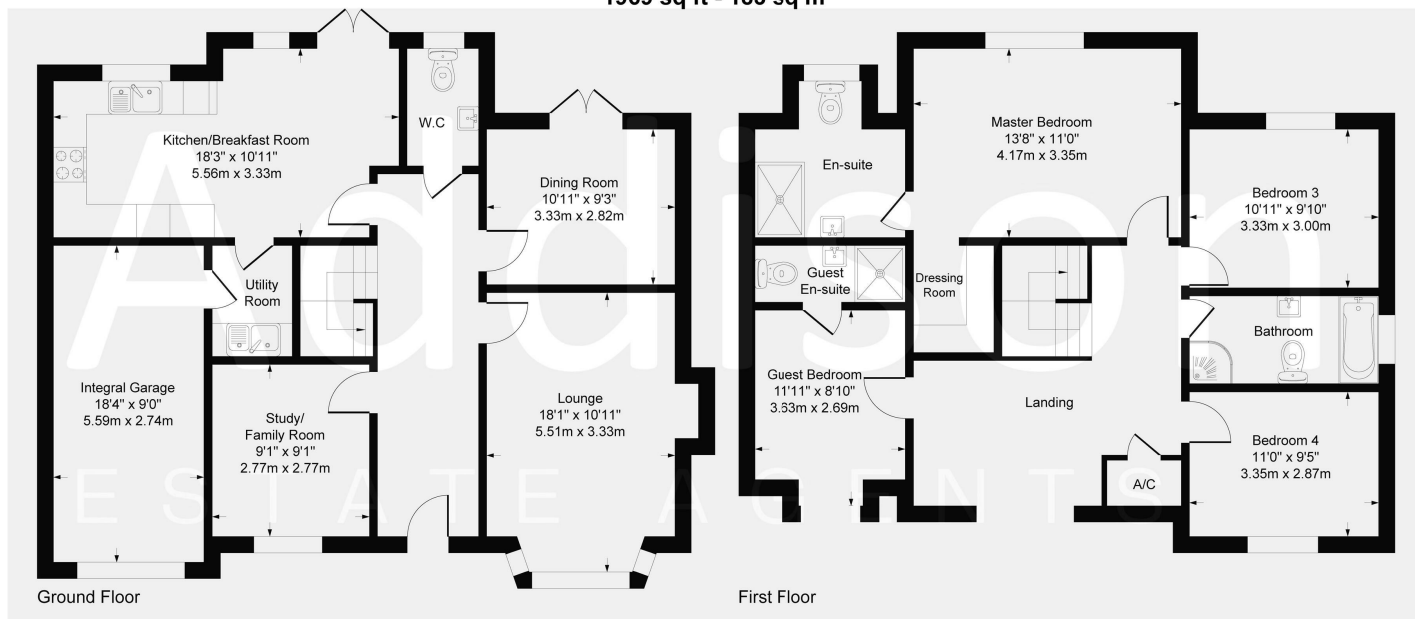
Further Information

Council Tax Band:
F

Estate or Lease Charges if Applicable:



**Approximate Gross Internal Area
1969 sq ft - 183 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

- Built in 2015 and positioned within an exclusive development of just five detached homes.
- Over 1,900 sq ft of spacious and well-balanced accommodation.
- Four genuine double bedrooms, including two with en-suite shower rooms.
- Three versatile reception rooms, ideal for modern family living.
- Spacious kitchen positioned at the heart of the home.
- Impressive first-floor landing offering additional usable space for a study or reading area.
- Private rear garden, perfect for families and entertaining.
 - Driveway providing off-road parking for up to four vehicles.
- Walking distance to Sarisbury Infant & Junior Schools, Brookfield Community School, Holly Hill Leisure Centre and Park Gate Village.
- Excellent commuter links with Swanwick railway station, Whiteley Shopping Centre and the M27 all within easy reach.

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.