



**Addison**  
ESTATE AGENTS



234 Bridge Road, Sarisbury Green, Southampton, Hampshire,  
**£1,175,000 Freehold**

Welcome to this exceptional six bedroom residence on Bridge Road, located in the highly desirable area of Sarisbury Green, bordering the sought-after community of Lower Swanwick. Offering over 2,700 sq ft of well-appointed living space and set on a magnificent half-acre plot, this home combines elegance, versatility, and an enviable location close to Swanwick Marina and the River Hamble.

Behind secure gated access, the accommodation begins with a ground-floor en-suite bedroom, ideal for guests or multigenerational living, alongside an additional bedroom or reception room, there are two substantial reception rooms and a beautifully crafted solid oak kitchen. The kitchen features premium appliances, generous worktops, and a central island, while the adjoining dining room provides exciting scope to extend and create a truly expansive culinary and entertaining space.

Upstairs, you'll find four further generously sized bedrooms, with the master bedroom benefitting from its own en-suite facility, complemented by a stylishly refitted family shower room. One of the many standout features is the double garage, accessible via a connecting hallway, which presents a compelling opportunity for conversion into a self-contained annexe (subject to planning).

Step outside to discover a meticulously maintained rear garden offering excellent privacy, framed by mature hedging. A large patio area to the rear includes a covered bar and ample space for outdoor furniture, ideal for entertaining. The remainder of the garden is laid to a level lawn, while the centrally positioned house provides a grand first impression, with a substantial front driveway capable of accommodating numerous vehicles with ease.

Nestled in a peaceful, riverside setting, Lower Swanwick offers scenic walks along the River Hamble, as well as a range of pubs and restaurants within easy reach. Commuters will appreciate swift access to Swanwick Station and Junction 8 of the M27, and the property falls within the ca

| 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<br>2002/91/EC  |

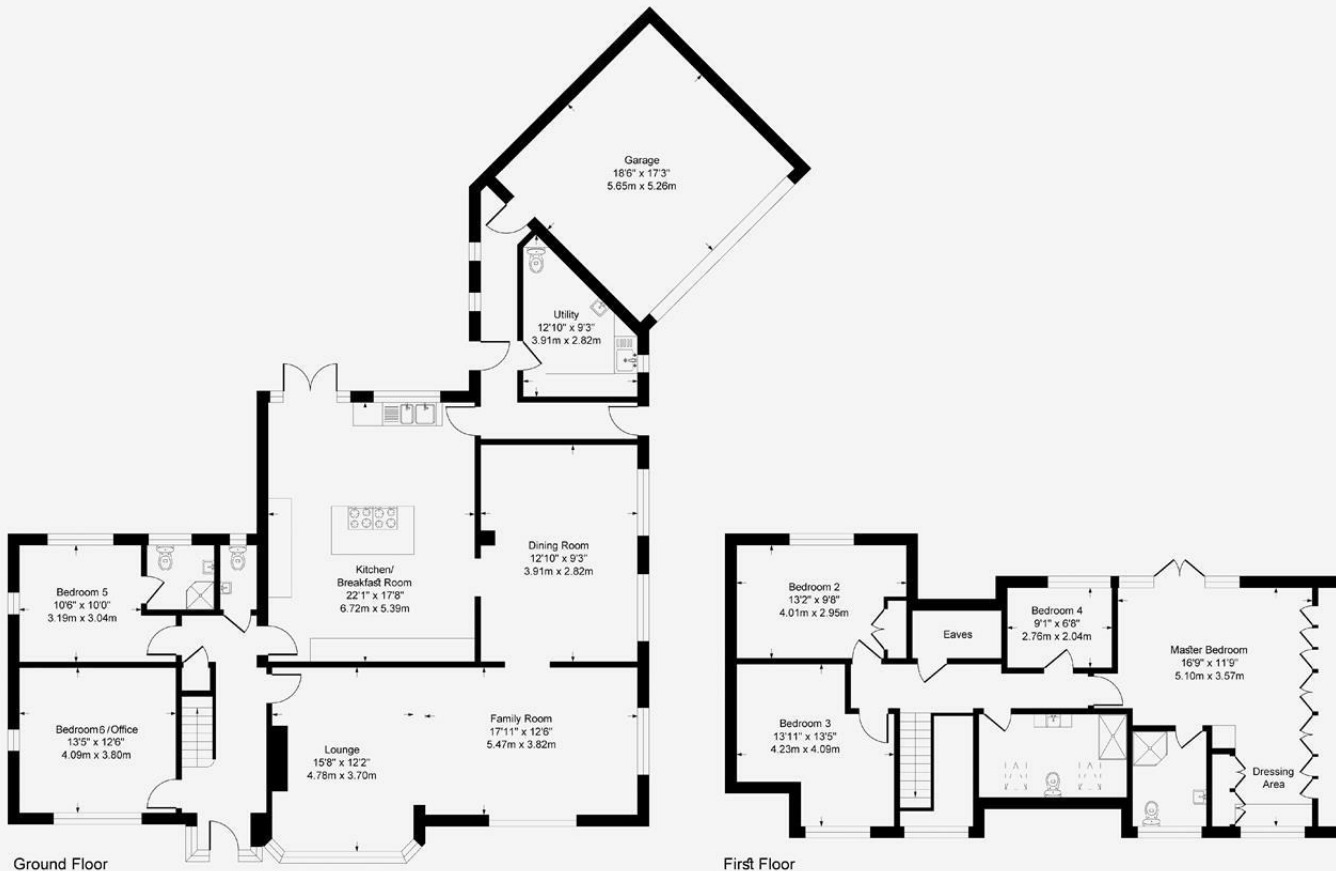
## Further Information

Council Tax Band:  
F

Estate or Lease Charges if Applicable:



**Approximate Gross Internal Area = 2790 sq ft - 259 sq m**  
**Garage Area = 323 sq ft - 30 sq m**  
**Total Area = 3113 sq ft - 289 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.

- Over 2,700 sq ft of versatile accommodation, including six double bedrooms and two substantial reception rooms.
- Set within a beautifully maintained plot of just over half an acre, offering generous front and rear gardens.
- Gated entrance with a sweeping driveway providing extensive parking capacity, well into double figures.
- Substantial solid oak kitchen with high-spec appliances, generous workspace, and scope to extend into the large adjacent dining room.
- Ground-floor en-suite bedroom ideal for guests or multi-generational living.
- Double garage and connecting hallway present clear potential for a self-contained annexe conversion (subject to planning).
- Master en-suite plus a stylishly refitted family shower room serving the remaining bedrooms.
- Spacious patio with sheltered bar area and ample space for outdoor dining and relaxation.
- Mature hedging surrounds the flat rear garden, offering a high level of seclusion and tranquillity.
- Moments from Swanwick Marina, River Hamble, local eateries, and within easy reach of transport links and sought-after schools.

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.



**Addison**  
 ESTATE AGENTS



**01489 668 999**



**sales@addisonestateagents.co.uk**



**www.addisonestateagents.co.uk**