



Addison
ESTATE AGENTS



7 Bramble Lane, Sarisbury Green, Southampton, Hampshire,
£1,500,000 Freehold

A BESPOKE FOUR BEDROOM EXECUTIVE HOME EXTENDING TO OVER 3,000 SQ FT, BUILT TO AN EXACTING SPECIFICATION AND OCCUPYING A PEACEFUL SEMI-RURAL POSITION. FOUR LARGE BEDROOM SUITES, FOUR RECEPTION AREAS, BESPOKE KITCHEN/BREAKFAST ROOM, DETACHED DOUBLE GARAGE, EXTENSIVE DRIVEWAY AND BEAUTIFULLY LANDSCAPED PRIVATE GARDEN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(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

Council Tax Band:
G

Estate or Lease Charges if Applicable:



Approximate Gross Internal Area = 3020 sq ft - 281 sq m
 Garage Area = 404 sq ft - 37 sq m
 Outbuilding Area = 80 sq ft - 7 sq m
 Total Area = 3504 sq ft - 325 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.

- BESPOKE FOUR BEDROOM EXECUTIVE RESIDENCE
- OVER 3,000 SQ FT OF BEAUTIFULLY PROPORTIONED ACCOMMODATION
- FOUR EXCEPTIONALLY GENEROUS BEDROOM SUITES, ALL WITH EN-SUITES
- FOUR RECEPTION AREAS INCLUDING DUAL-ASPECT SITTING ROOM
- SUPERB BESPOKE KITCHEN/BREAKFAST ROOM WITH CENTRAL ISLAND
- EXCEPTIONAL RANGE OF INTEGRATED AND SPECIALIST APPLIANCES
- LARGER THAN AVERAGE DETACHED DOUBLE GARAGE WITH STORAGE ABOVE
- GATED ENTRANCE AND SUBSTANTIAL BLOCK-PAVED DRIVEWAY
- LANDSCAPED PRIVATE REAR GARDEN WITH EXTENSIVE NATURAL STONE TERRACE
- PEACEFUL SEMI-RURAL SETTING CLOSE TO THE RIVER HAMBLE & HOLLY HILL PARK

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.



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