







1A, Coldeast Way, Sarisbury Green, Southampton, Hampshire, SO31 7AT

Occupying a mature plot with a gated entrance, this substantial family home offers versatile accommodation which has been the subject of a comprehensive and tasteful programme of updating commissioned by the present owners.



- Five-bedroom detached house • Gated entrance
- Refurbished throughout • Large sitting room
- Stunning 19ft kitchen/breakfast room • Family room and separate study
- Cloakroom and separate utility room • Principal and bedroom two with en-suites
- Sweeping driveway • Double garage

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ACCOMMODATION

Attention to detail combines with elegant presentation to produce a finish which is likely to impress a wide range of tastes. The layout allows for a good level of versatility and is ideal for the growing family and those who like to entertain. An oak-framed canopy porch provides protection from the elements whilst a solid wood door provides access to the spacious entrance hall with an impressive glazed, wooden staircase to the first floor. Contemporary wooden doors provide access to the large dual aspect sitting room, family room, office, cloakroom and dining room, the latter having bi-fold doors to the garden. Double doors open into the stylish 19ft kitchen/breakfast room where a large central island with a gleaming white counter top immediately catches the eye. Set within the island is the induction hob with it's under counter extractor as well as the inset sink unit. The far side of the island unit it is recessed for use as a breakfast bar. A comprehensive range of appliances are situated beneath the island, as well as within the bank of matching units which flow almost seamlessly down the full length of the kitchen. Bi-fold doors provide an almost seamless flow to the garden whilst a separate door provides access to the utility room and to the side of the property. The grandeur continues on the first floor where the principal bedroom has refitted en-suite facilities, as does the second bedroom, which comes complete with a sumptuous roll-top bath. Three further double bedrooms provide excellent space for growing families. The family bathroom is also beautifully appointed incorporating a wonderful roll top bath. The property is approached via wide double gates and a sweeping driveway leading to a parking and turning area giving access to the double garage. The rear garden is particularly wide and nicely arranged with a large patio area providing the ideal space for outdoor entertaining.




SITUATION

Sarisbury Green is located to the west of Park Gate. On its western border lies the area of Swanwick which adjoins the village of Bursledon. To the south of Sarisbury Green is Locks Heath, with Warsash beyond. The focal point of Sarisbury Green is the quintessential village green which is located opposite the church of St Paul. Locks Heath District centre provides a host of facilities, including a doctors' surgery, a library and a Waitrose supermarket as well as numerous smaller retail outlets. A fairly recent addition to benefit the residents of the local area is the Holly Hill Leisure Centre. Holly Hill Nature Park provides access to an abundance of options for walks along the banks of scenic River Hamble. There is a large community hospital serving the local population. The respected Brookfield Secondary School serves the area with several local primary schools feeding into it, one of which being the highly regarded Sarisbury Junior School.

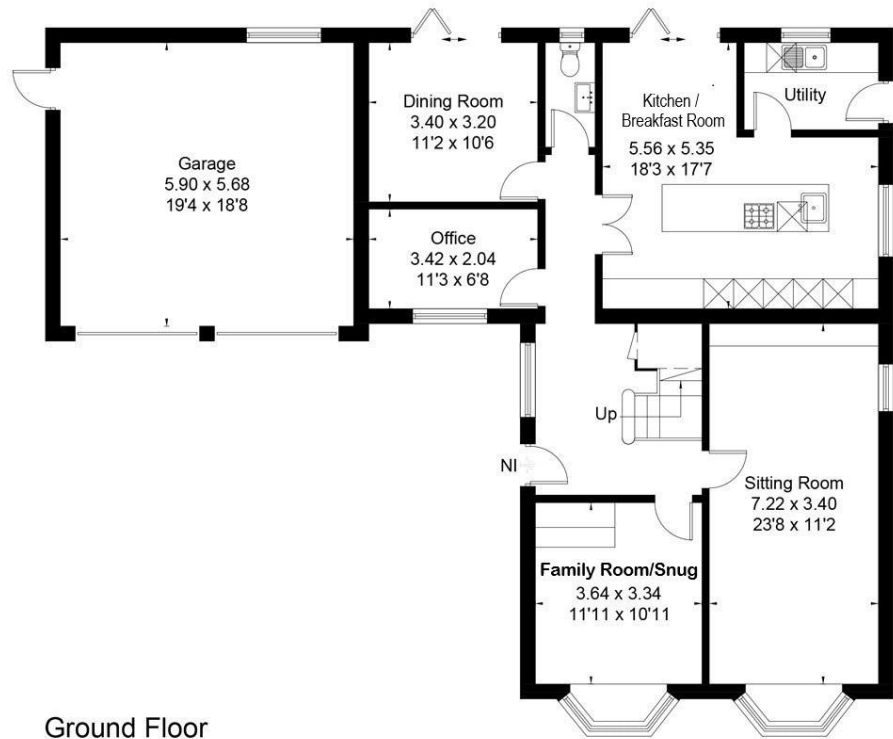




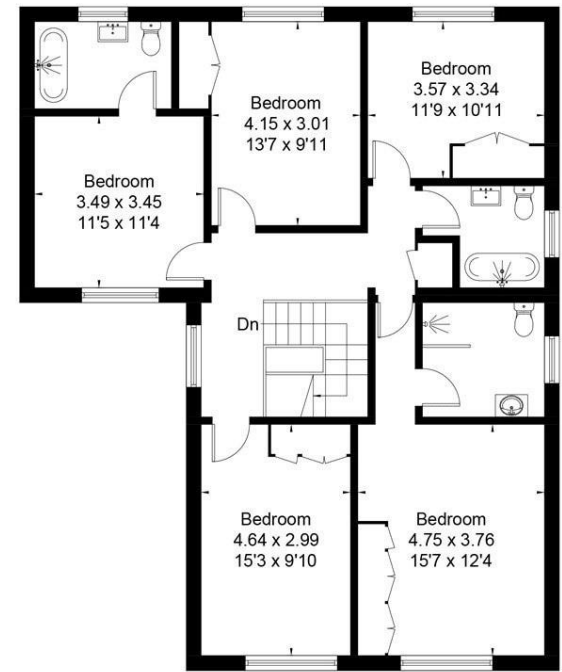
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
England, Scotland & Wales	EU Directive 2002/91/EC 	



Approximate Area = 215.7 sq m / 2322 sq ft
 Garage = 33.7 sq m / 363 sq ft
 Total = 249.4 sq m / 2685 sq ft
 Including Limited Use Area (3.5 sq m / 38 sq ft)



Ground Floor



First Floor



LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band G

GUIDE PRICE

Offers Over £900,000

TENURE

Freehold