



April Grove, Sarisbury Green, Hampshire, SO31 7SL

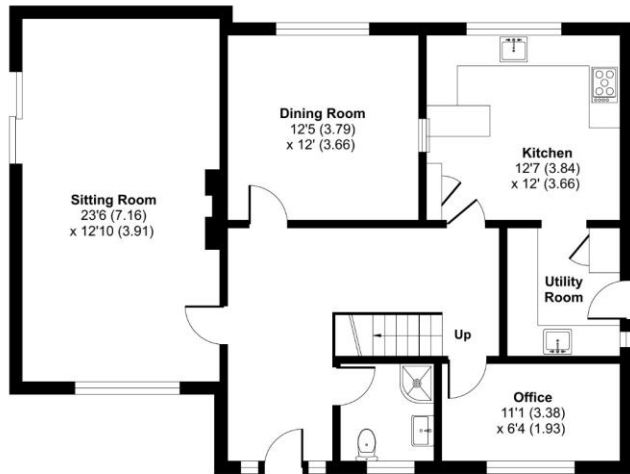
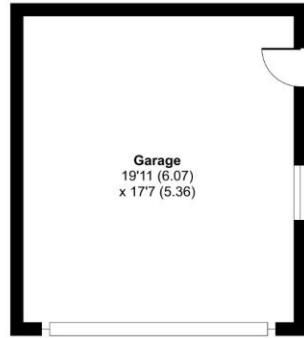


ACCOMMODATION

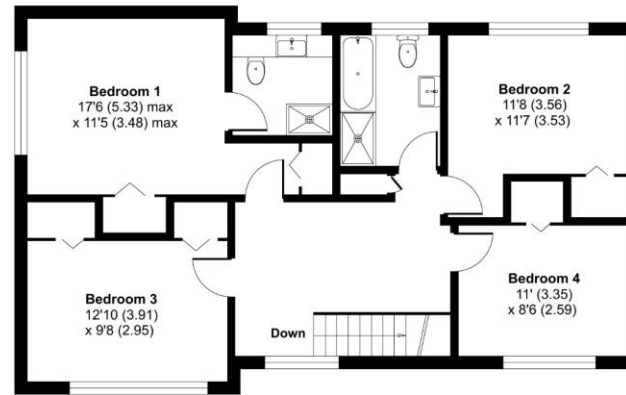
Situated in a quiet cul-de-sac just south of the popular Brookfield Community School, this spacious four-bedroom detached family home offers ample room both inside and out. The wide plot features a large double garage with an electric up-and-over door and a small greenhouse at the back. There is off-road parking available for three vehicles at the front. The entrance hallway grants access to all reception rooms. The expansive sitting room extends from the front to the back of the house, featuring a fireplace and a sliding patio door that opens onto the decking. The formal dining room is located at the rear of the property, complete with a serving hatch to the kitchen. The kitchen, equipped with a Rangemaster cooker and ample space for appliances, offers significant potential for further customization. It leads to a large utility room with a butler sink, storage space, and access to the garden. A dedicated work-from-home space is increasingly important, and this home includes a spacious study at the front of the house, along with a downstairs shower room, enhancing the versatility of the living accommodation. Upstairs, there are four generous bedrooms, all with built-in storage. The principal bedroom boasts a wet room en-suite, while the remaining bedrooms are served by a four-piece family bathroom. The garden, wrapping around three sides of the property, is private with mature borders and well-placed decking to capture the most sunlight.

Approximate Area = 2218 sq ft / 206 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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			
		70	81
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Charters Estate Agents Limited. REF: 906135



SITUATION

Sarisbury Green is an attractive village located just a short distance from the River Hamble. At its heart is the quintessential village green which is located opposite the church of St Paul. The green plays host to cricket matches as well as other community events including the annual village fete. The green also accommodates a play park, tennis courts and community centre. A fairly recent addition to the local area is Holly Hill Leisure Centre, located half a mile from the property. This state-of-the-art facility hosts two swimming pools and a gym with over 100 stations. The surrounding countryside provides further leisure pursuits, such as leisurely walks through the scenic Holly Hill Nature Park, also half a mile from the property which in turn provides walking access to an abundance of sailing and water sports options along the banks of scenic River Hamble and the Solent beyond. For day to day amenities there is a local convenience store, take away's and a hairdressing salon opposite the nature park. More comprehensive amenities can be found at Locks Heath shopping centre, with a Waitrose and its parade of other shops under 1 mile away. The village also boasts its own well regarded primary and infant school which feeds in to Brookfield secondary, 0.3 miles away. There is also a wealth of private education facilities within the area. This property also benefits from being in easy walking distance of Warsash Village which is 1 mile away with its beach, pub restaurants and shops of its own.



SPECIFICATION

- Four-bedroom detached family home
- Wide plot
- Spacious sitting room
- Utility room
- Four-piece family bathroom and en-suite
- Wrap around garden with decking
- Large double garage and driveway parking

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band F

ASKING PRICE £800,000

TENURE

Freehold