



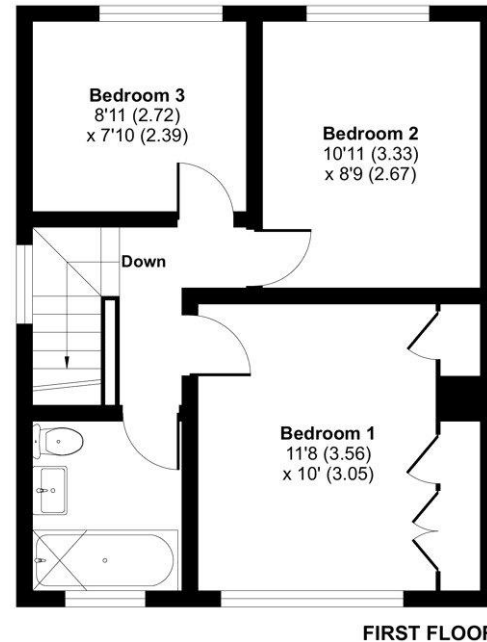
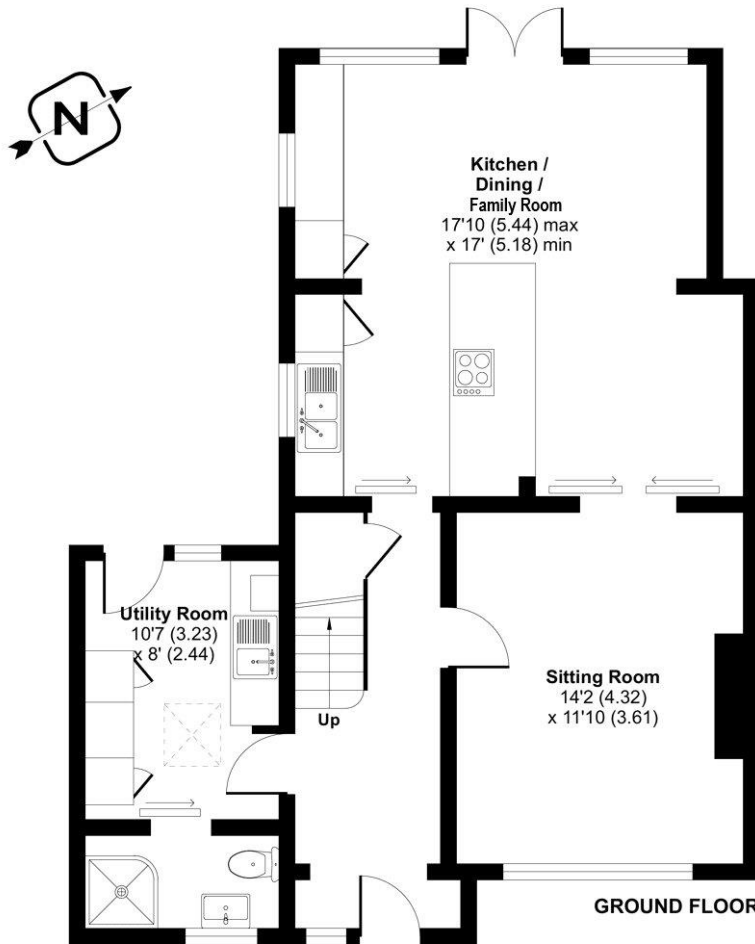


ACCOMMODATION

Secluded within a private cul-de-sac, in the ever-popular Sarisbury Green, comes this hidden gem offering a perfect mix of an enviable location and high quality, alongside a well-appointed specification throughout. Fully renovated and improved by the current owners, this home exudes luxury and character. An open plan kitchen/ dining/ family room at the rear of the property is the standout hub of the home. The recently refitted kitchen features quality worktops, sleek cabinetry and Neff integrated appliances, in addition to a Quooker hot water tap and a wine cooler. Looking to the front aspect is the well-proportioned sitting room, with sliding doors through to the dining area. The original garage for the property has been tastefully converted into a spacious utility room and a useful downstairs shower room. The property continues to impress on the first floor, with three generously sized bedrooms. The principal bedroom benefits from ample built in storage space. A modern family bathroom, with shower over bath, serves all three bedrooms. Further improvements to the property include new electrics, in addition to the installation of a new combi boiler and central heating system. Externally the spacious rear garden is well-maintained, with a large lawn area and mature shrub borders. A sizable driveway at the front of the home provides off- road parking for three to four vehicles.

Approximate Area = 1189 sq ft / 110.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1061455



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Sarisbury Green is located to the west of Park Gate. On its western border lies the area of Swanwick and to the south 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. Whilst the village has some of the oldest buildings in the immediate area, they are accompanied by various house styles representing both modern and old, as well as many of the price ranges representative of southern Hampshire. There is a local convenience store as well as a fish and chip shop and a hairdressing salon. Nearer the green is a community centre and a pre-school and a Social and Cricket Club. A fairly recent addition to benefit the residents of the local area is the Holly Hill Leisure Centre. This state-of-the-art facility hosts two swimming pools and a gym with over 100 stations. The area is renowned for its wonderful scenery and leisurely walks from Holly Hill Nature Park to access to an abundance of options for walks along the banks of scenic River Hamble. There is a doctors' surgery at Brook Lane and 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. There are no less than ten public houses within the immediate surrounding areas.



SPECIFICATION

- Renovated to a high specification
- Three-bedroom home
- Open plan refitted kitchen/dining/family room
- Separate utility room
- Two bathrooms
- Well maintained private rear garden
- Fully re-wired
- Brand new combi-boiler and central heating system installed
- Quooker hot water tap and Neff integrated appliances
- New plumbing installed throughout

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band D

GUIDE PRICE

Asking Price £425,000

TENURE

Freehold