



April Grove, Sarisbury Green, Southampton, Hampshire, SO31 7SL



ACCOMMODATION

Nestled within the peaceful confines of a cul-de-sac, this delightful four-bedroom detached family home offers a haven of comfort and tranquility with well-proportioned accommodation throughout. Boasting a four-car garage and ample off-road parking, convenience is coupled with spaciousness in this inviting abode. Upon entering via a large reception hallway, the well-appointed kitchen awaits, displaying a range of wall and base units with integrated appliances, which is complemented by a convenient utility room and guest cloakroom, catering to the demands of modern family living. A separate dining room provides an ideal space for entertaining with family and friends, while the elongated sitting room with its dual aspect, bathes the room in natural light, creating an inviting atmosphere for relaxation and socializing, with a feature fireplace creating a focal point. Ascending the stairs, four generous double bedrooms await, each offering ample space and comfort. The principal bedroom benefits from the luxury of a contemporary en-suite shower room. Completing the first floor is a family bathroom to serve the remaining bedrooms. Stepping outside, the rear garden presents a serene retreat, with a patio terrace perfect for al fresco dining or simply unwinding amidst the tranquil surroundings. Enhanced by its corner plot position, the garden enjoys a southerly aspect, basking in sunlight throughout the day and offering a high degree of privacy.



Approximate Area = 1816 sq ft / 168.7 sq m
 Outbuilding = 693 sq ft / 64.3 sq m
 Total = 2509 sq ft / 233 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Charters Estate Agents Limited. REF: 1121514



SITUATION

Sarisbury Green is located to the west of Park Gate, on its western border lies the area of Swanwick which adjoins 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. Whilst the village has some of the oldest buildings in the immediate area, they are accompanied by various house styles, representing the 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 there is a community centre and a pre-school and also 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 wonderful scenery and leisurely walks provided by Holly Hill Nature Park provides access to an abundance of options for walks along the scenic River Hamble. There is a doctors' surgery at Brook Lane and a large community hospital serves the local population for more complex needs. The respected Brookfield Secondary School serves the area with several local



SPECIFICATION

- Delightful four-bedroom detached family home
- Peaceful cul-de-sac location
- En-suite to the principal bedroom
- Spacious dual aspect sitting room with feature fireplace
- Separate dining room
- Kitchen and separate room
- Large four car garage and driveway parking



LOCAL AUTHORITY

Fareham Borough Council

Council Tax Band - F

ASKING PRICE

£825,000

TENURE

Freehold