



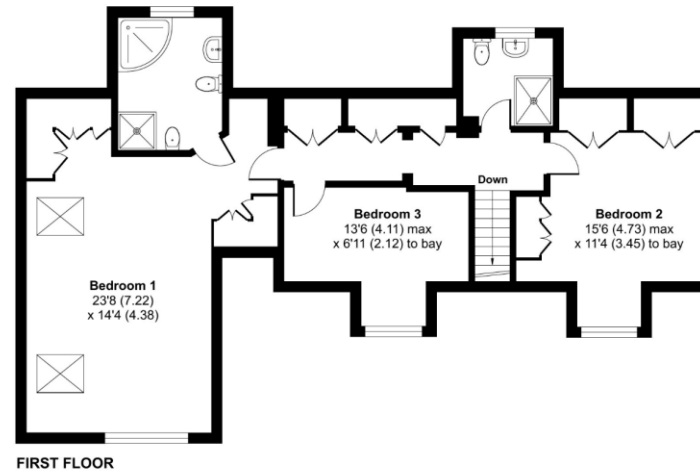
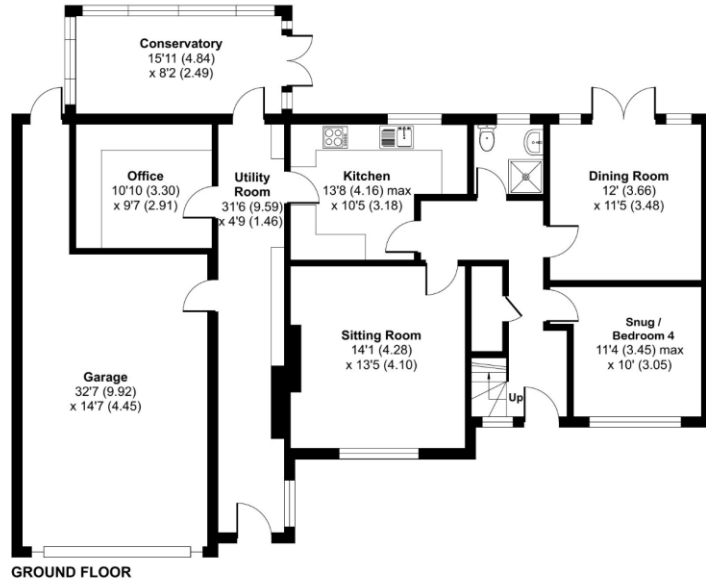


ACCOMMODATION

Nestled on the sought-after Brook Lane in the heart of Sarisbury Green, this charming four-bedroom detached home offers spacious and versatile living with a blend of character and modern convenience. As you enter through the welcoming entrance hall, you'll find a cozy snug/fourth bedroom - perfect for relaxing or as a private reading nook. Adjacent, the separate dining room provides ample space for entertaining, while a well-appointed sitting room offers a peaceful retreat. The downstairs bathroom, complete with a shower, adds convenience to the thoughtful layout of the ground floor. The kitchen, featuring quality fittings and generous storage, seamlessly connects to a practical utility room, ideal for daily needs. The property also includes a dedicated office, providing a quiet workspace, along with direct access to an integral garage, making everyday life exceptionally convenient. At the rear of the home, a bright and spacious conservatory opens up to the private, enclosed garden – a perfect setting for enjoying summer evenings or hosting gatherings. Upstairs, the principal bedroom boasts an ensuite bathroom, creating a private sanctuary, while the remaining two bedrooms are served by a stylish family bathroom. The home's exterior is equally impressive, with a private front driveway offering off-street parking for multiple vehicles, a double car port, and easy access to the integral garage.



Approximate Area = 2162 sq ft / 200.9 sq m
 Garage = 358 sq ft / 33.3 sq m
 Total = 2520 sq ft / 234.1 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		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1204837

SITUATION

Sarisbury Green offers buyers a 'village feel' with the cricket green at its heart, as well as an array of local amenities including shops, schools, leisure centre and woodland walks. The home provides excellent access to Sarisbury Green Junior School, Sarisbury Infants School and Brookfield Secondary School. For commuters you are within easy reach of the A27, M27 and M3 road networks as well as Swanwick train station, with links to Southampton Airport Parkway with national and international flights and connections to London Waterloo. Swanwick Marina, renowned for its excellent sailing facilities is nearby.



SPECIFICATION

- Four bedrooms
- Detached family home
- Conservatory
- Private rear enclosed garden
- Garage, double car port and off-street parking for multiple cars

LOCAL AUTHORITY

Fareham Borough Council
Council Tax Band E

ASKING PRICE £725,000

TENURE

Freehold