



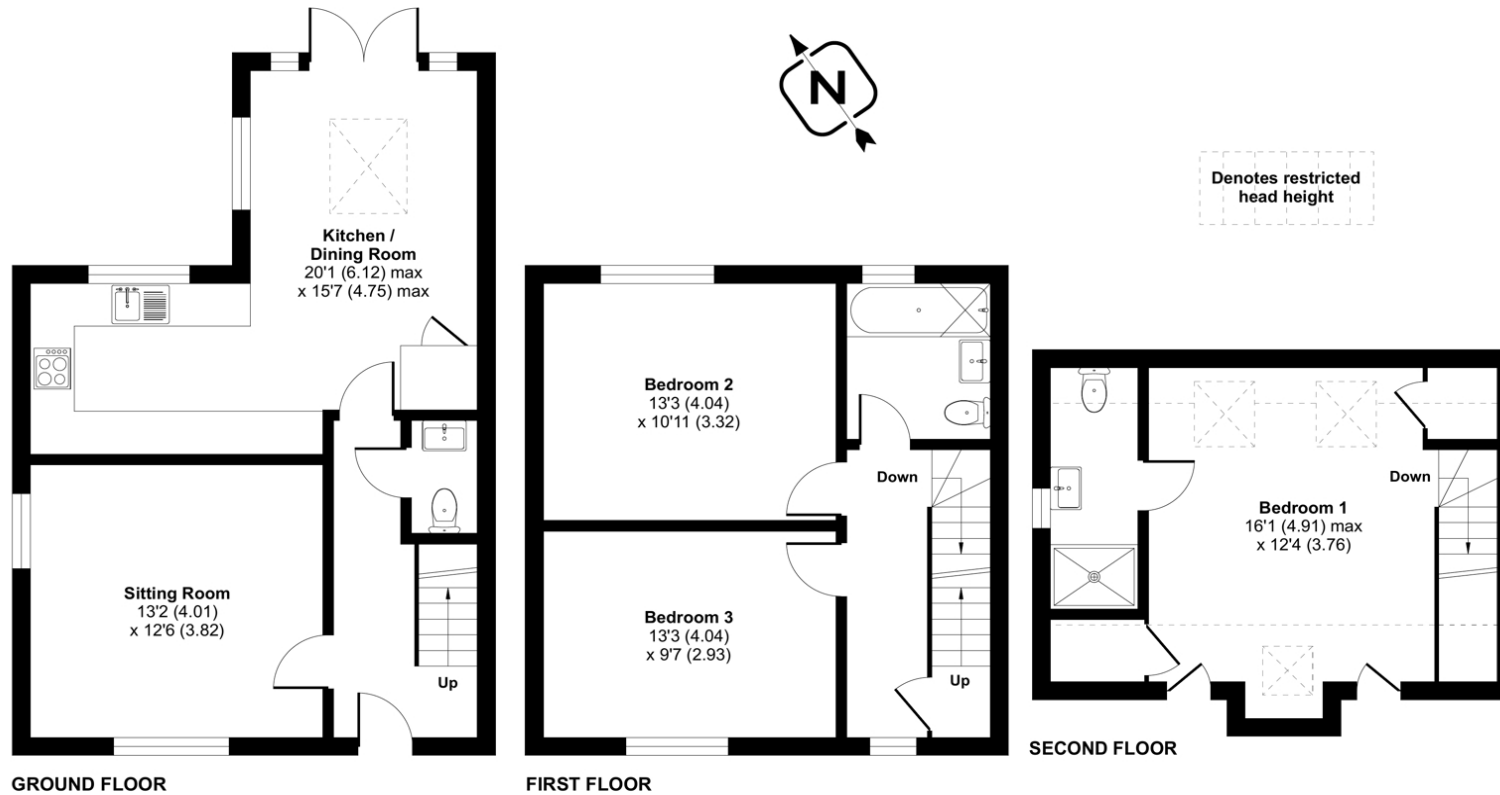




## ACCOMMODATION

This brand new detached house sits in a convenient location close to local amenities. Approached by a brick set driveway, the houses look impressive and have been built to exacting standards by developers Lakewood. On the ground floor you have a separate sitting room and a large kitchen/breakfast room to the rear with a roof light. This room also leads onto the garden. There is also a WC off the hallway. Upstairs on the first floor you have two double bedrooms and a well-appointed bathroom. On the top floor, accessed by a door on the first floor, is the main ensuite bedroom which occupies the whole top floor. Outside the property is a lovely garden with a tap and power. There is a lovely area of Indian sandstone patio which creates a wonderful space to sit in the warmer months

Approximate Area = 1144 sq ft / 106.2 sq m  
 Limited Use Area(s) = 91 sq ft / 8.4 sq m  
 Total = 1235 sq ft / 114.6 sq m  
 For identification only - Not to scale



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 2025. Produced for Charters Estate Agents Limited. REF: 1236489

## 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**

- Brand New House
- Detached
- Three Double Bedrooms
- Ensuite to Master
- Large Kitchen/Breakfast Room
- Sitting Room
- Cloakroom WC
- Superb Kitchen
- Garden with patio
- Off Street Parking

#### **LOCAL AUTHORITY**

Not Yet Available  
Council Tax Band  
Not Yet Available

**OFFERS OVER £450,000**

#### **TENURE**

Freehold