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CHAPEL ROAD, SARISBURY GREEN, SOUTHAMPTON, SO31 7FB



IMMACULATELY PRESENTED AND SPACIOUS, FOUR BEDROOM DETACHED HOME NESTLED IN A SOUGHT AFTER ROAD IN SARISBURY GREEN. THE DWELLING BOASTS CONTEMPORARY INTERIORS, A SECLUDED REAR GARDEN WITH VIEWS OVER NEIGHBOURING FIELDS AND OFF-ROAD PARKING FOR MULTIPLE VEHICLES. VIEWING HIGHLY RECOMMENDED.

£725,000 Freehold

The Property

Situated in arguably one of the most desirable locations on the Hampshire Coast is this four-bedroom detached home. The spacious and contemporary living accommodation is ideal for those seeking a property to meet the demands of modern living whilst still maintaining comfort and style. The accommodation offers a light and airy reception room, perfect for entertaining, or offering space for everyone in the household to relax and unwind. The kitchen/dining room and adjoining family room are ideal for hosting visiting guests. The ground floor offers a utility area and shower room. The first floor boasts four double bedrooms, and a family bathroom. The property benefits from a garage and a driveway providing off-road parking for multiple vehicles. The rear garden is beautifully maintained and offers a sense of privacy and seclusion. There is a sizeable garden office and a lovely wooden decked terrace. This beautiful dwelling also offers the new owner the potential to extend (subject to the relevant planning). The owners have previously had plans approved for a two storey and first floor front extension. Planning reference number P/22/1370/FP (now lapsed).

In our opinion, the property is ideally situated with access to transport links, local amenities, schools, and green spaces. Moreover, the proximity to the River Hamble, marinas and Holly Hill Woodland Park add an additional layer of appeal, particularly for those with a love of nature and water-based activities.

Don't miss out on the opportunity to make this your next home. Call us today to arrange a viewing and experience firsthand all this beautiful property and the location have to offer.

The Local Area

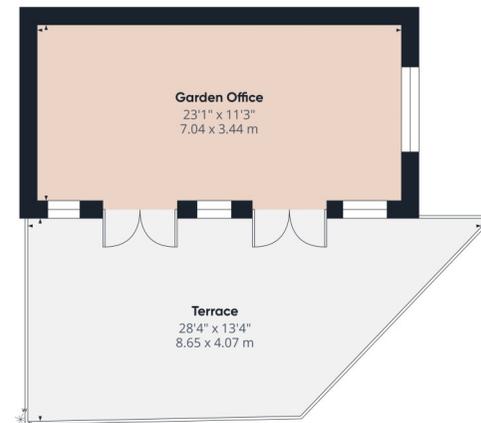
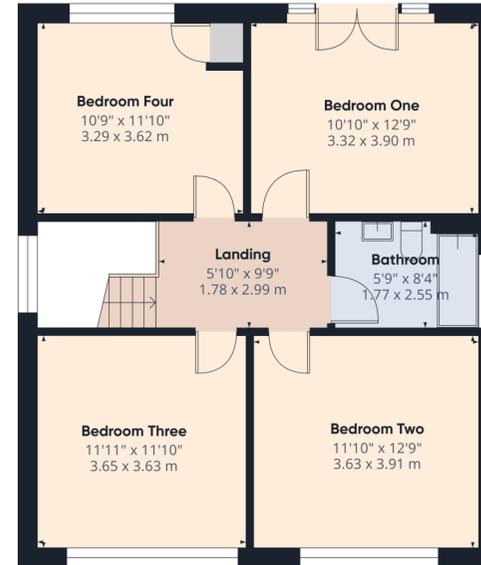
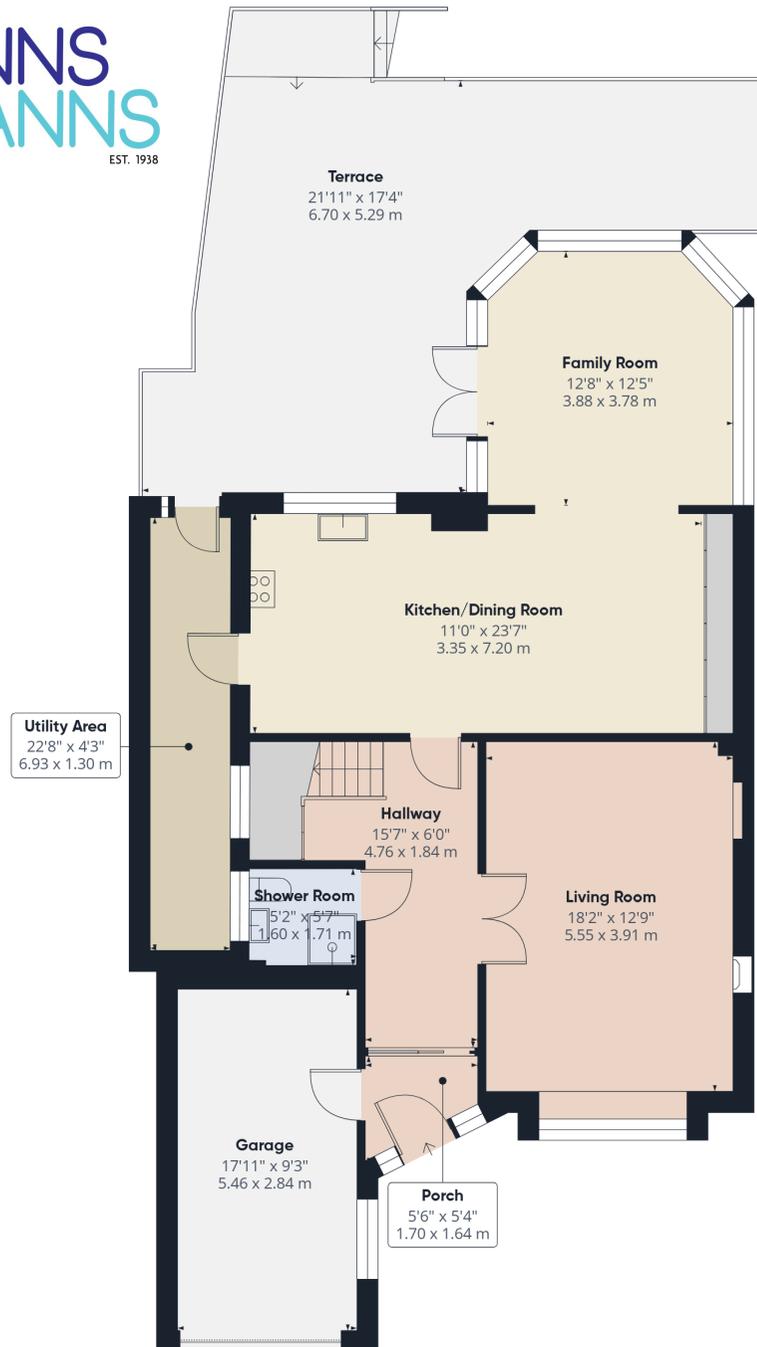
Sarisbury Green is a village within the borough of Fareham, Hampshire. Surrounding villages include Swanwick, Park Gate, Locks Heath and Warsash. Historically, Sarisbury Green was a settlement along the ferry crossing of the River Hamble. In circa 1800 Bursledon Bridge was constructed, largely replacing the ferry crossing, and the road to Park Gate was built, resulting in Sarisbury being placed on the main route between the cities of Portsmouth and Southampton. Proximity to the A/M27 remains a major benefit of the location to this day.

The River Hamble is renowned for its natural beauty and sailing facilities with miles of scenic river and coastal walks. It is an internationally famed centre of yachting and motorboats and boasts several marinas that offer extensive facilities for both residential and visiting yachtsmen.

The village offers two cricket greens, one alongside the A27 on Bridge Road and the other in nearby Allotment Road. Sarisbury Green is also the home of the highly popular Holly Hill Woodland Park, a historic parkland spanning approximately 30 hectares. Highlights include lakes, islands and waterfalls. Highly popular with families, ramblers and dog walkers alike, the area boasts beautiful woodland walks and designated picnic spots.

Schooling in the area is particularly attractive with the well regarded Sarisbury Infant School and Sarisbury Church of England Junior School in close proximity. The catchment school for 11-16 year olds is Brookfield Community School.

Sarisbury Green boasts excellent transport links via a train station in Swanwick, and the M27 motorway that links the neighbouring cities of Southampton and Portsmouth. Nearby Southampton Airport Parkway train station is popular with commuters; the journey time to London Waterloo is approximately 1 hour and 20 minutes.



Approximate total area⁽¹⁾

2092 ft²

194.5 m²

Balconies and terraces

793 ft²

73.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Ground Floor Accommodation

Upon entering the property, you are greeted by an enclosed porch offering space to de-boot. A courtesy door opens into the garage. The hallway truly sets the tone for the accommodation ahead, with doors to principal rooms, stairs rising to the first floor and a useful understairs cupboard. The contemporary shower room comprises a tiled shower cubicle, vanity wash hand basin and concealed cistern WC. The well-proportioned living room is perfect for relaxing and boasts neutral décor. There is a lovely front elevation window and a fireplace with coal effect fire.





The kitchen/dining room is a fabulous social space, perfect for entertaining and benefits from underfloor heating. The modern fitted kitchen is well equipped and will undoubtedly prove hugely popular with culinary enthusiasts. There is a comprehensive range of wall and floor mounted units with a worksurface over, and the added touch of stylish plinth spotlighting. Integrated appliances include a Neff five burner gas hob with a decorative splash back and extractor above, Neff eye level double oven, Samsung microwave and a Bosch dishwasher. There is space for a fridge freezer. A 1½ bowl inset sink with engraved drainer lie beneath a rear elevation window. The dining area benefits from a series of fitted cupboards to one wall and opens into the family room, which is a beautiful light and airy space with a skylight and windows to three aspects boasting panoramic views over the rear garden and neighbouring fields beyond. French doors open onto the terrace providing a seamless transition from indoor to outdoor living. The utility area may be accessed from the kitchen or the rear terrace and offers storage space, plumbing for a washing machine and additional appliance space.



First Floor Accommodation

Ascending to the first floor, the landing offers a side aspect window, doors to all rooms and a loft hatch into the attic space. Bedroom one, a sanctuary for relaxation, is a well-proportioned double room with French doors to the rear elevation, opening out to a balcony from which you are treated to delightful views over the rear garden and neighbouring fields. Bedroom two is another well-proportioned double room benefitting from fitted wardrobes and a front elevation window. Bedrooms three and four, both good-sized double rooms, offer windows to the front and rear aspects respectively. Bedroom four provides a built-in cupboard housing the gas fired boiler. The stylish and modern family bathroom is principally tiled and comprises a panel enclosed bath with a shower over, vanity wash hand basin, concealed cistern WC and a heated towel radiator.





Outside

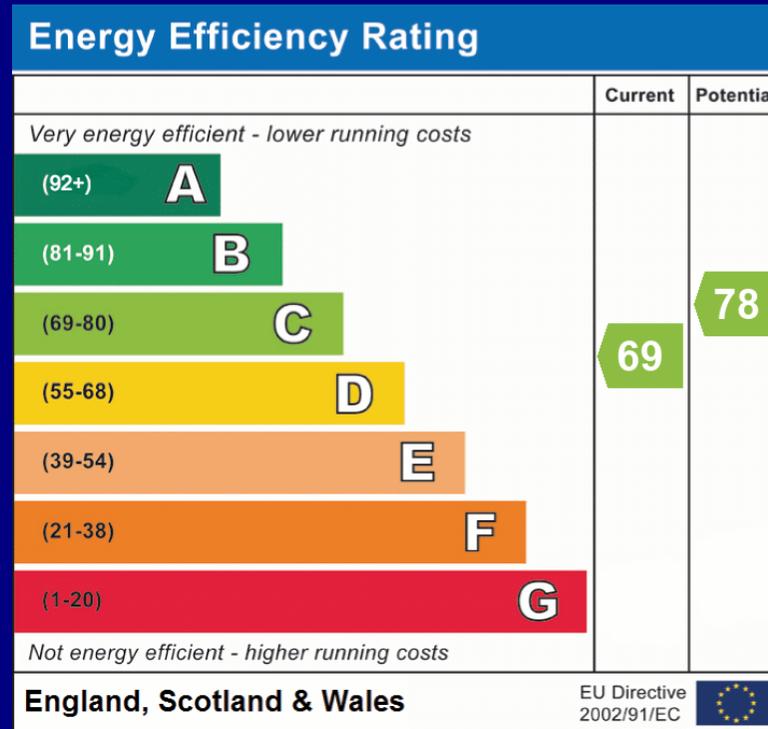
The property is approached via a sizeable block paved driveway providing off-road parking for multiple vehicles and leading to the garage. There are a number of established trees and shrubs. The garage benefits from an electric up and over door to the front aspect, power and lighting.

The rear garden is enclosed by timber fencing and hedgerow and is predominantly laid to lawn with decorative planted borders containing a mixture of trees and shrubs. A pedestrian gate allows access from the front of the property. A fabulous raised decked terrace with attractive glass balustrade, which may be accessed directly from the family room, offers an idyllic spot for outdoor entertaining and al fresco dining. Steps lead from the terrace down to the lawn.



At the foot of the garden is a large garden office. This fantastic, versatile space is currently being used as a delightful games room but would equally make a lovely home office or similar. Two sets of French doors open onto an area of wooden decking.





COUNCIL TAX BAND: E - Fareham Borough Council. Charges for 2026/26 £2,645.56.

UTILITIES: Mains gas, electricity, water and drainage.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055

Web: www.mannsandmanns.co.uk

1 & 2 Brooklyn Cottages

Portsmouth Road

Southampton

SO31 8EP



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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

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