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**MANSION HOUSE CLOSE  
SARISBURY GREEN  
SOUTHAMPTON  
SO31 7NE**



**CHARMING AND MODERN FOUR BEDROOM DETACHED FAMILY HOME OFFERING EXCEPTIONAL CURB APPEAL WITH A TREE LINED OUTLOOK, SITUATED TOWARDS THE HEAD OF A SOUGHT-AFTER ESTATE. THE DWELLING BOASTS CONTEMPORARY INTERIORS A LOW MAINTENANCE REAR GARDEN, DETACHED GARAGE AND DRIVEWAY. VIEWING HIGHLY RECOMMENDED.**

**£585,000 Freehold**

Manns & Manns are delighted to offer this charming, modern detached family home boasting exceptional curb appeal with a tree lined outlook and situated towards the head of a sought-after estate in Sarisbury Green. We envisage this home to be popular due to its attractive façade, spacious ground floor modern living, its low maintenance rear garden, detached garage, and driveway that provides off road parking for several vehicles.

Built in approximately 2013 of brick elevations to the exterior under a pitched tiled roof, this lovely home benefits from double glazing and gas-fired heating. Aiding energy efficiency the property boasts solar panels and a storage battery.

### 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.



## Ground Floor Accommodation

Upon stepping into the property, you are welcomed into the hallway offering doors to principal rooms, stairs rising to the first floor and an understairs cupboard providing useful storage. The well-proportioned living room is a light and airy space perfect for both gathering and relaxing. There is a window to the front elevation and French doors to the rear opening out to the patio. The family room/study offers a window to the front aspect and is a lovely versatile space that could be used for a number of purposes depending upon your requirements.



The kitchen/dining room is a fabulous social space with a rear elevation window and French doors opening out the patio, offering a seamless transition from indoor to outdoor living. The contemporary, sleek fitted kitchen will prove popular with culinary enthusiasts and comprises a range of wall and floor mounted units with a worksurface over. Integrated appliances include a double electric oven, microwave, five burner gas hob with an extractor hood above and a dishwasher. There is space for a fridge/freezer and wine fridge. The utility room houses the gas-fired boiler and comprises wall and base units with a worksurface over. There is appliance space for a washing machine and tumble dryer and a door leading out to the driveway. The ground floor is completed by the convenience of a cloakroom with a wash hand basin and WC.



### First Floor Accommodation

Ascending to the first floor, the landing is filled with natural light courtesy of a front elevation window. There are doors to principal rooms, a linen cupboard and a loft hatch into the attic space. Bedroom one is a well-proportioned double room with a rear elevation window and a fitted triple wardrobe. This bedroom boasts a delightful and modern en-suite, which is principally tiled and comprises a shower, vanity wash hand basin, WC and a heated towel radiator.



Bedroom two is another double room with a window to the front aspect. Bedrooms three and four offer windows to the rear and front aspects respectively. The bathroom is principally tiled and comprises a bath enclosed bath with a shower over, wash hand basin, WC and a heated towel radiator.



## Outside

The property is approached via a footpath, lined with shrubs and leading to the entrance door under a canopied porch. There is an area laid to lawn. A tarmacadam driveway offers that all important off-road parking and leads to the garage. The garage presents an up and over door to the front aspect and a pedestrian door to the rear opening out to the garden. There is power, lighting and storage within the eaves.

The low maintenance rear garden is fully enclosed, with a side pedestrian gate leading from the driveway. There is an area laid to artificial lawn and decorative planted borders containing a mixture of plants, shrubs and trees. A beautiful patio, extending from the property to the foot of the garden, offers a fabulous space for outdoor entertaining and al fresco dining. A timber shed provides a useful storage solution.



# EPC to follow

**COUNCIL TAX BAND: E - Fareham Borough Council. Charges for 2025/26 £2,645.56.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**SOLAR PANELS: Owned solar panels with a storage battery.**

**ESTATE MANAGEMENT CHARGE: Approximately £345 per annum payable to ERMC.**

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

**Tel: 02380 404055      Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)**

**1 & 2 Brooklyn Cottages  
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No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.