

# Chimneypots

estate agents



Bridge Road,  
Sarisbury Green SO31 7ED

Guide Price  
£600,000



# Bridge Road, Sarisbury Green SO31 7ED

- IMPOSING DETACHED FAMILY HOME
- FOUR BEDROOMS
- FIVE RECEPTION ROOMS
- LICENSED CATTERY (CURRENTLY NOT IN USE)
- AMPLE PARKING AND GARAGE
- LARGE REAR GARDEN
- FAMILY BATHROOM, EN SUITE TO MASTER BEDROOM AND DOWNSTAIRS SHOWER ROOM
- KITCHEN



An imposing detached four bedroom, five reception family home set back from the road with ample parking and secluded by mature hedging. The property has a large rear garden which contains a licensed cattery however also has the potential for various other commercial ventures subject to relevant permissions being obtained.

The property itself benefits from a large hallway, lounge, dining room opening on to a kitchen and a 20" conservatory.

Downstairs also comprises of a sitting room/playroom, study/office and a downstairs shower room. The first floor comprises of the master bedroom with walk in wardrobes, four piece en-suite bathroom, three further bedrooms and the family bathroom.

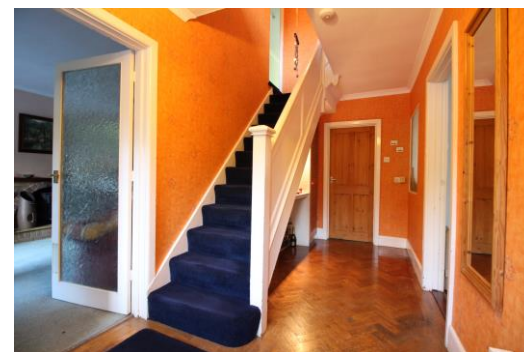
Secure gates lead to the rear of the property where there is a large rear garden with an exclusive cattery at the end.

The cattery comprises a block of 16 double pens in PVCu with a separate kitchen and isolation built into the garage block. The rest of the garden is very mature and landscaped with vegetable patch and pond.





**Location** The property is situated 100 yards from the river Hamble renowned for its excellent sailing facilities whilst there is also a plethora of coastal and countryside walks close by. Sarisbury Green is well positioned for commuters being within easy reach of the A/M27 & M3 road networks and Southampton Parkway train station with fast links to London Waterloo is under ten miles as is Southampton Airport with national and international flights.



## ACCOMMODATION

### Front Door Leading To:

#### Hallway

**Lounge** 17' 3" x 11' 10" (5.25m x 3.60m)

**Sitting Room** 11' 6" x 10' 0" (3.50m x 3.05m)

**Dining Room** 14' 0" x 11' 10" (4.26m x 3.60m)

**Kitchen** 13' 5" x 8' 8" (4.09m x 2.64m)

**Conservatory** 20' 3" x 10' 9" (6.17m x 3.27m)

**Study** 14' 7" x 8' 3" (4.44m x 2.51m)

#### Shower Room

#### Landing

**Master Bedroom** 11' 9" x 11' 4" (3.58m x 3.45m)

#### Walk in Wardrobe

#### En-Suite

**Bedroom Two** 13' 9" x 10' 3" (4.19m x 3.12m)

**Bedroom Three** 13' 3" x 11' 6" (4.04m x 3.50m)

**Bedroom Four** 9' 0" x 8' 9" (2.74m x 2.66m)

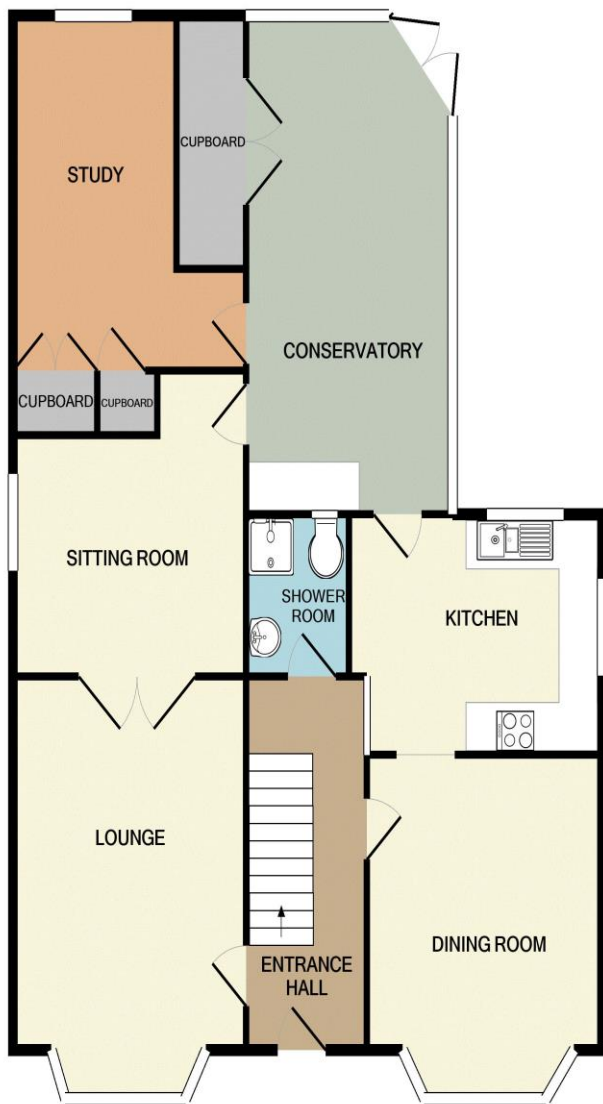
#### Family Bathroom

## OUTSIDE

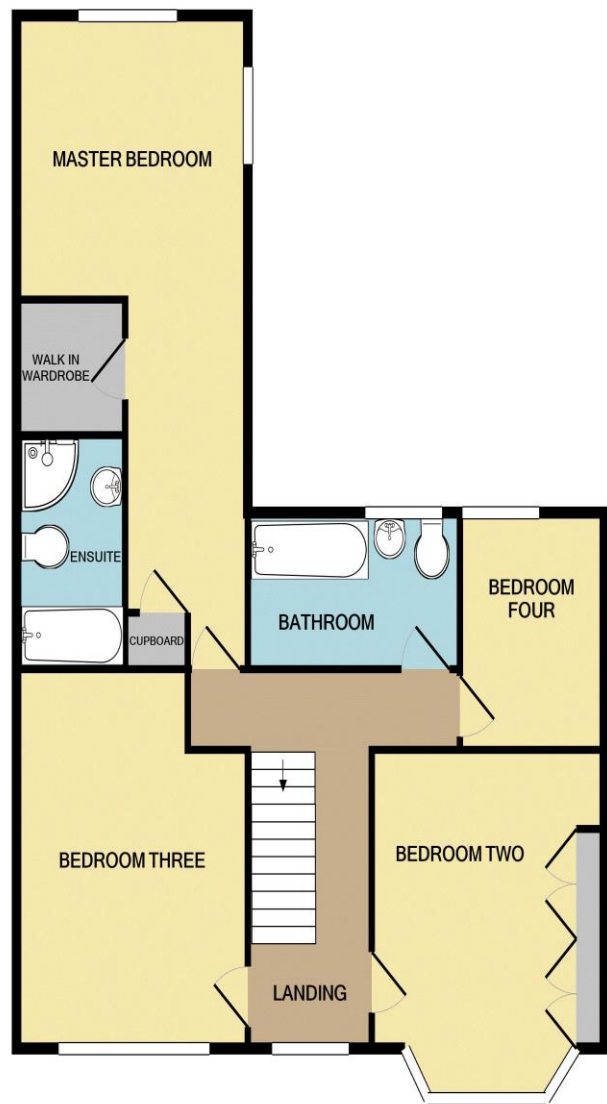
### Front and Rear Gardens

### Double Garage and Ample Parking

EPC Pg1



GROUND FLOOR  
APPROX. FLOOR  
AREA 1139 SQ.FT.  
(105.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 913 SQ.FT.  
(84.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2051 SQ.FT. (190.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019

Mariners Quay, Shore Road, Warsash, SO31 9FR

Tel: 01489 584298 Email: [hello@chimneypotsestateagents.co.uk](mailto:hello@chimneypotsestateagents.co.uk)

[www.chimneypotsestateagents.co.uk](http://www.chimneypotsestateagents.co.uk)