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ROTHSCHILD DRIVE, SARISBURY GREEN, SOUTHAMPTON, SO31 7NS



MODERN THREE BEDROOM DETACHED HOUSE LOCATED IN A SOUGHT AFTER RESIDENTIAL DEVELOPMENT IN SARISBURY GREEN. THE DWELLING BOASTS CONTEMPORARY INTERIORS, A LANDSCAPED GARDEN, DRIVEWAY AND GARAGE. VIEWING HIGHLY RECOMMENDED.

£430,000 Freehold

This modern three bedroom detached home was built in 2015 and is located in a sought after residential development in Sarisbury Green. The property is built of brick elevations to the exterior, under a pitched tiled roof and benefits from double glazing and gas fired heating. The dwelling offers contemporary interiors and a lovely layout designed to complement demands of modern living.

Arranged over two floors, the ground floor presents a hallway, living/dining room, kitchen and a cloakroom. On the first floor are three bedrooms, with an en-suite to the principal bedroom, and a family bathroom. Outside, is a rear garden, driveway and garage.

The location is highly favourable particularly for those with a love of nature and fitness or water-based activities. The property is situated within close proximity to Holly Hill Leisure Centre and Holly Hill Woodland Park where one can have the best of both urban living twinned with the serenity of nature.

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

The Local Area

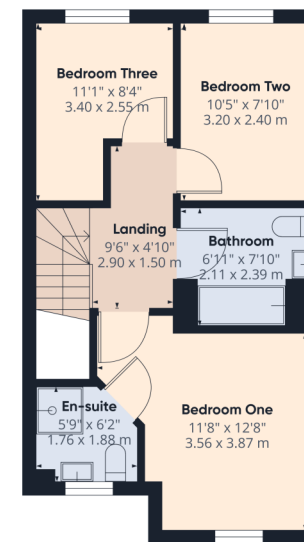
Sarisbury Green is a village within the borough of Fareham, Hampshire. Surrounding villages include Swanwick, Park Gate, Locks Heath and Warsash. Historically, Sarisbury Green was a settlement along the ferry crossing of the River Hamble. In circa 1800 Bursledon Bridge was constructed, largely replacing 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 90 minutes.



(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.

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Ground Floor Accommodation

Upon stepping into the property, you are welcomed into the hallway offering space to de boot and hang your outdoor wear. There is access into principal rooms, a large storage cupboard, stairs rising to the first floor and access into the cloakroom, which comprises a wash hand basin and WC. The living/dining room is a well-proportioned and light filled space, perfect for both relaxing and entertaining. A rear aspect window and French doors allow plentiful natural light into the room and upon on the patio area. A cupboard beside the staircase offers useful storage.





The contemporary kitchen benefits from a front elevation window and comprises a comprehensive range of matching wall and floor mounted units with a worksurface over. Integrated appliances include an eye-level oven, four ring gas hob with an extractor hood above and a fridge/freezer. There is plumbing and appliance space for a washing machine and a slimline dishwasher.

First Floor Accommodation

The hallway offers doors to principal rooms and a loft hatch allowing access into the attic space. Bedroom one is a well-proportioned double room with a front aspect window overlooking the property frontage. This bedroom benefits from the added convenience of a modern en-suite comprising a shower cubicle, wash hand basin and a WC.



Bedrooms two and three both present windows to the rear aspect providing lovely views over the garden. The bathroom is principally tiled and comprises a panel enclosed bath with a shower over, wash hand basin and a WC.

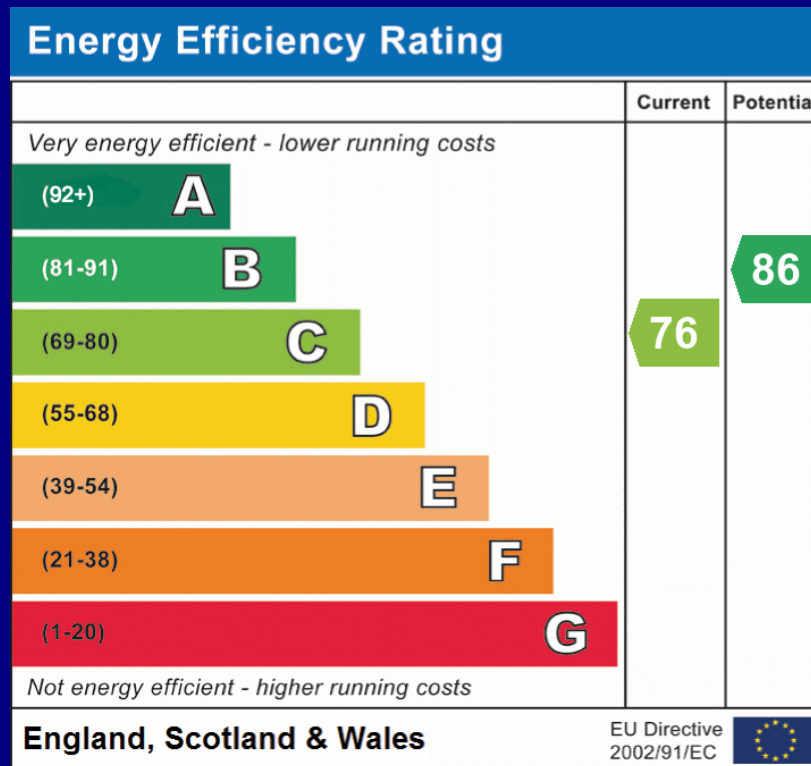


Outside

The property is approached by a pathway leading to the entrance door under a canopied porch. The driveway is adjacent to the dwelling, offers tandem parking for two vehicles and leads to the garage. The garage retains an up and over door to the front aspect with a pedestrian door to the rear opening into the garden. There is power, lighting and potential storage within the eaves.

The rear garden is fully enclosed and predominately laid to lawn with decorative planted borders containing a mixture of plants and shrubs. A small patio area, adjacent to the property, offers a lovely spot for al fresco dining.





COUNCIL TAX BAND: D - Fareham Borough Council. Charges for 2026/27 £2270.55.

UTILITIES: Mains gas, electricity, water and drainage.

ESTATE MANAGEMENT CHARGE: Approximately £300 per annum for maintenance of communal green areas.

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

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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.