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BROOK
INDEPENDENT
ESTATE AGENTS



19 Chapel Road

Sarisbury Green, Southampton, SO31 7FB

£1,400,000



Brook Independent are delighted to present to the market this beautiful six bedroom versatile detached residence offering exceptional accommodation & annex potential. Hambury House is perfectly located in an established road in Sarisbury Green. Nearby there is a parade of useful shops plus the lovely Green, home of local cricket, plus a tennis club and unbelievable walks down through Holly Hill to the River. This is a fantastic spot from where to enjoy all the area has to offer, its within close proximity to the Marina, a menagerie of walks and trails through woodland and the riverbank which follows undoubtedly the most interesting stretch of the River Hamble. There are infant to secondary schools of excellent repute in the locality and an impressive leisure complex, shopping and community facilities in Locks Heath plus access to main commuter routes for thriving towns and cities. All these attributes make this the ideal spot for those looking for an idyllic homestead set in the most convenient of locations.

There is much to be admired about this impressive family home situated in substantial leafy grounds. The property has a unique feel, you really feel amongst nature, the owners successfully emulated their love of travel and adventure in the design of this impressive home. The accommodation which extends to over 4000 sq ft is versatile and could be used in any number of ways; whether purely as a residence for a growing family, generations coming together, adaption of the detached annex for office use or a cottage industry. The property not only offers a beautiful living situation but opportunity too. There are six well-proportioned bedrooms and a host of versatile reception rooms all with stunning views providing an ever-changing window across the treetops, one can while away many an hour observing the wildlife and scenery created by the established arboretum that has graced this beautiful spot for near on a century.



Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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