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BROOK
INDEPENDENT
ESTATE AGENTS



14 Rayleigh Walk

, Sarisbury Green, SO31 7NP

£435,000



Brook Independent are delighted to present to the market this fine executive townhouse occupying a premier spot within this much sought after Coldeast development. In the immediate vicinity are walks through cultivated green open spaces, former grounds of the original Coldeast mansion block. Further energetic walking can be discovered in Holly Hill woods. An abundance of trails lead down to the lake, home to a menagerie of interesting wildlife and horticulture. A short drive is the village of Warsash where there are further walks, a towpath follows undoubtedly the most interesting stretch of the River Hamble and Southampton water. If you like the energetic lifestyle the impressive leisure centre is on the doorstep with many classes, a gym and swimming pool. The transport links and access to junction 9 of the M27 are easily reached from this well placed property, as are the commerce centres of Whiteley and Segensworth; plus a short drive is the Locks Heath centre with its everyday community and shopping facilities, popular coffee house and Waitrose supermarket. The area is well served with schools of excellent repute which can be reached on foot. All these attributes have only enhanced this location as a destination address for those who require amenities and activity close at hand.

The property itself is well presented with a dining room and modern fitted kitchen on the ground floor, living room and main bedroom with ensuite on the first floor and two further double bedrooms and shower room on the second floor.

Outside there is a garage with driveway to the front and a south west facing enclosed rear garden siding on to open fields and within walking distance of the Fareham Leisure Centre and Holly Hill Woodland Park with walks through to the River Hamble.



Spacious Entrance Hallway

Dining Room 10'11 x 10'3 (3.33m x 3.12m)

Kitchen/Breakfast Room 15'10 x 8'2 (4.83m x 2.49m)

Cloakroom

Utility Room 6'11 x 5'3 (2.11m x 1.60m)

Living Room 15'1 x 9'7 (4.60m x 2.92m)

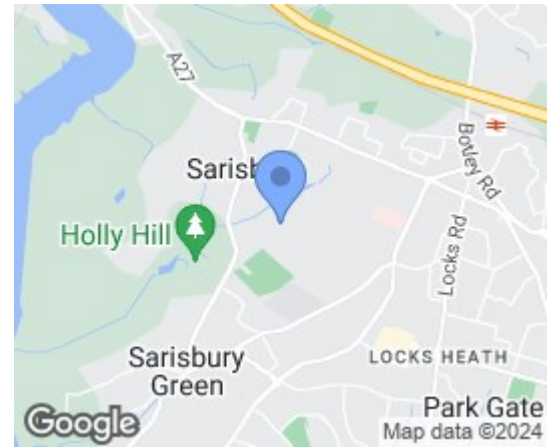
Master Bedroom 15'2 x 9'9 max (4.62m x 2.97m max)

En Suite Bathroom 7'8 x 6'9 (2.34m x 2.06m)

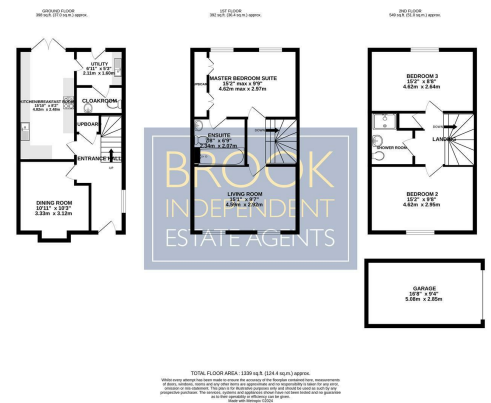
Bedroom 2 15'2 x 9'8 (4.62m x 2.95m)

Bedroom 3 15'2 x 8'8 (4.62m x 2.64m)

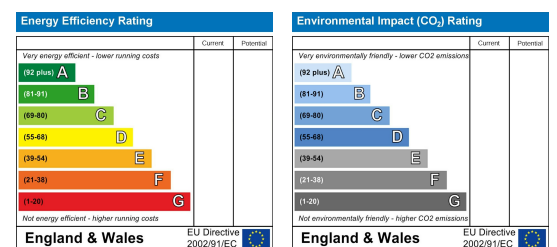
Area Map



Floor Plans



Energy Efficiency Graph



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