

Addison

ESTATE AGENTS





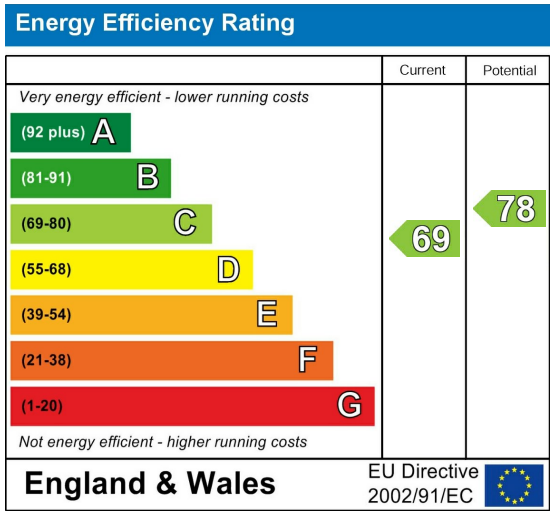




170 Brook Lane, Sarisbury Green, Southampton, SO31 7EW

£720,000 Freehold

A TRULY EXCEPTIONAL PERIOD COTTAGE | BELIEVED TO DATE BACK TO 1896 | APPROACHING 1,900 SQ FT | VERSATILE ACCOMMODATION | ANNEX POTENTIAL | PRIVATE WRAPAROUND GARDENS | GATED DRIVEWAY



Further Information

Council Tax Band:
E

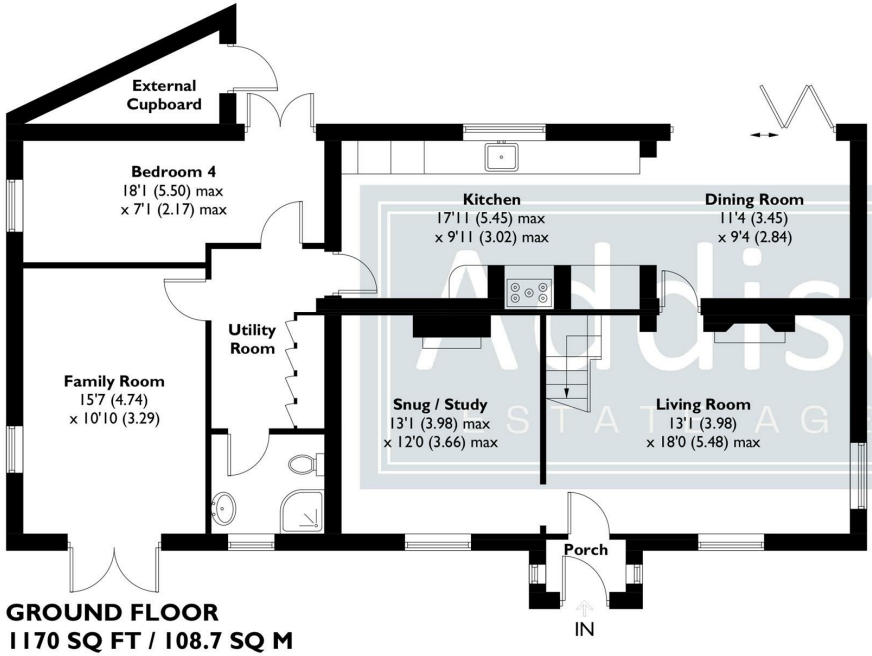
Estate or Lease Charges if Applicable:



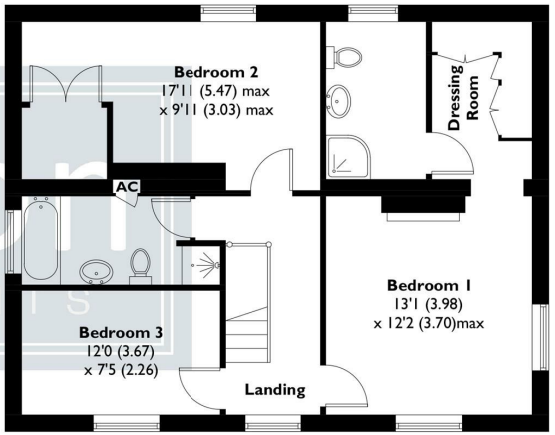




APPROXIMATE GROSS INTERNAL AREA = 1873 SQ FT / 174.0 SQ M
EXTERNAL CUPBOARD = 33 SQ FT / 3.1 SQ M
TOTAL = 1906 SQ FT / 177.1 SQ M



GROUND FLOOR
1170 SQ FT / 108.7 SQ M



FIRST FLOOR
703 SQ FT / 65.3 SQ M

- Beautiful double-fronted detached period cottage, believed to date back to 1896.
- Substantial accommodation extending to approximately 1,900 sq ft.
- Exceptionally versatile ground floor with four reception rooms.
- Two attractive front reception rooms, one featuring a characterful log-burning stove.
- Impressive kitchen/breakfast room with modern white units and black granite work surfaces.
- Potential for a self-contained annexe, with additional reception room, shower room and external access.
- Three spacious double bedrooms, including a principal bedroom with dressing area and en-suite.
- Additional family bathroom serving the remaining bedrooms.
- Exceptionally private wraparound gardens, with mature screening and landscaped entertaining areas.
- Gated driveway providing private off-road parking, all within a highly convenient location for local schooling and amenities.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1349787)
Produced for Addison Estate Agents

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.

Addison
ESTATE AGENTS

01489 668 999
sales@addisonestateagents.co.uk
www.addisonestateagents.co.uk