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Crableck Lane
Sarisbury Green, Hampshire

Crableck Lane , Hampshire

A superb detached 5 bedroom residence with ancillary accommodation, stables, outbuildings and approximately 2.5 acres of grounds.



Mileages (approximate)

Bursledon - 0.7 miles

Hamble - 1.3 miles

Swanwick - 1.5 miles

Summary of Accommodation

Sitting Room

Dining Room

Kitchen/Breakfast Room

Five Double Bedrooms, Three of which access ensuite bathroom facilities

Two Bathrooms

Cloakroom

Porch/Utility Area

Ancillary Accommodation

Stable Block, Detached Single Garage and Outbuildings

Description

This immaculate family home was constructed by the current owners almost 30 years ago and offers approaching 3,000 sq ft of accommodation. Arranged over two floors this attractive property is light and spacious throughout with many of the rooms offering dual aspect and garden outlooks. The accommodation includes 5 double bedrooms, a well-appointed sitting room with fireplace and



doors to the garden, dining room, spacious fully fitted kitchen/breakfast room with multi fuel stove, two bathrooms which provide ensuite facilities to three of the bedrooms, a cloakroom and utility area.

Outside

The grounds are a particular feature and encircle the property creating a good degree of privacy. To the front are two gated accesses, providing ample parking space a detached single garage and large area of manicured lawn enclosed by post and rail fencing. To the side is a wooded copse and additional lawn whilst to the rear and immediately adjacent to the property is a large sun terrace with pergola and extensive

area of lawn interspersed with mature planting and tree specimens. Nestled within the grounds are a superb range of outbuildings to include Stable block and versatile ancillary accommodation of approximately 1100 sq. ft. In addition, there is access to the lane behind.

Situation

Positioned in arguably the most sought after address in Sarisbury Green with access to Universal Marina and The River Hamble along the lane. The area is renowned for its natural beauty and sailing facilities, local nature reserves and restaurants (Bistro 8 within a short walk), schools, shops and in addition, there are excellent commuter links to the M27/M3 via junction 8, train services from Bursledon,

Southampton Parkway and Eastleigh plus flights to Europe from Southampton Airport.

Services: Mains electricity and water. Private drainage and LPG Gas fired central heating.

Local Authority: Fareham Borough Council.

Tenure and Possession: The property is offered for sale Freehold.

Viewing:

Strictly by appointment with The Country House Company. Tel; 02392 633026

Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

Directions:

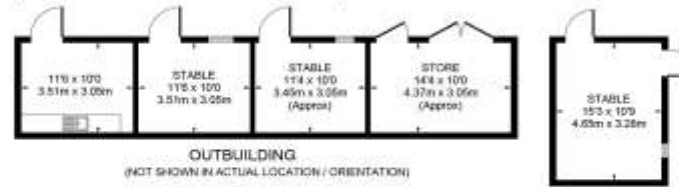
On entering Crableck lane from Holly Hill Lane take the right fork towards the marina and the property is on the left hand side denoted by the For Sale Board.



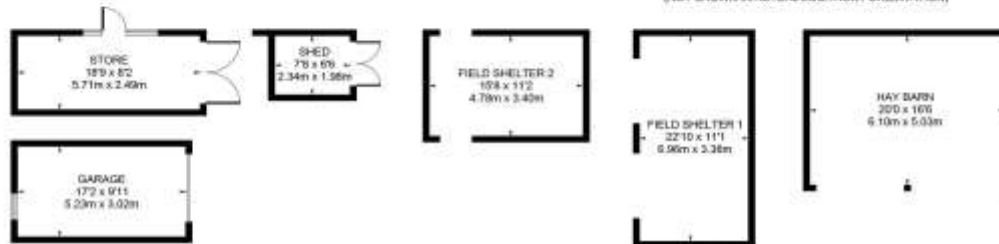
Disclaimer: (including fixtures and fittings)

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APPROXIMATE GROSS INTERNAL AREA = 260.8 sq m / 2807 sq ft
 LOG CABIN = 104.0 sq m / 1119 sq ft
 OUTBUILDINGS = 127.8 sq m / 1376 sq ft
 TOTAL = 492.6 sq m / 5302 sq ft
 (EXCLUDING FIELD SHELTERS)



OUTBUILDING
 (NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



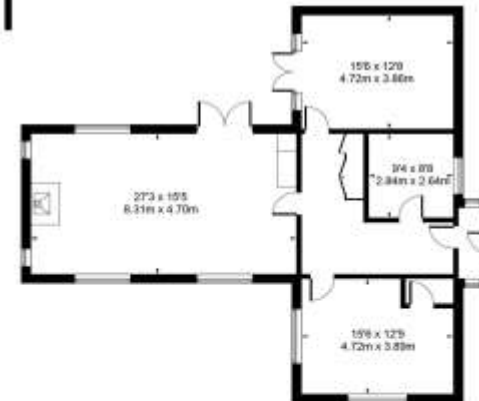
OUTBUILDING
 (NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR



FIRST FLOOR



LOG CABIN
 (NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID478668)



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