



**£260,000**  
Leasehold

**7 New Inn Court, Sarisbury Green**  
Southampton, Hampshire SO31 7LF





## Quick View



2 Bedrooms



Double Garage



1 Living Room



1 Bathroom



Coach House



EPC Rating C



Parking – in Garage



Council Tax Band B

### Reasons to View

- This private gated development of 18 homes is just across the road from the cricket pitch and church so it has a real village feel.
- With bedrooms on the ground and first floor this is a very flexible space, which would perfectly lend itself to having a good size home office.
- If you need storage space for bikes, paddleboards and kayaks as well as the car, there's a secure storeroom inside the double garage.
- There are 5 pubs/restaurants within a 15-minute walk so you can leave your car at home if you fancy a meal out or a glass of wine (or two) after work.
- The courtyard garden is south facing and super low maintenance so if you're looking for a lock up and leave property this could be just right for you.
- Essential shopping is available from the OneStop nearby for those last minute purchases or an impromptu takeaway from the Fish & Chip shop.

### Description

Offered chain free this individual coach house is part of an exclusive gated development of 18 homes built in 2006. Remote controlled wrought iron gates open onto the shared block paved driveway which leads round to the double garage. Remote controlled twin doors allow easy access into the garage for parking and there is also an internal storeroom.

The covered porchway leads to the front door which opens to a spacious hallway which has tiled flooring and stairs leading up to the first floor. A door leads into the ground floor bedroom two which is a good size and has a door out to the courtyard garden.

Up the stairs to the landing where you'll find a generous size airing cupboard giving that so important storage. The bedroom sits opposite the bathroom which is fully tiled and fitted with a white suite with separate shower over the bath and a tall chrome heated towel rail.

The living room is open plan to the kitchen and has space for a dining suite as well as the sofa. The kitchen is fitted with modern units with a built-in oven & hob and space for the usual appliances. The Baxi gas boiler is wall mounted and hidden behind a matching wall unit.

The courtyard garden has been arranged for ease of maintenance. The lower area is paved with a step up to a composite deck area (25 year guarantee from 2018) and rear access gate. We feel this property is ideally located if you like to spend your weekends out and about sailing, socialising or just relaxing.

### Other Information

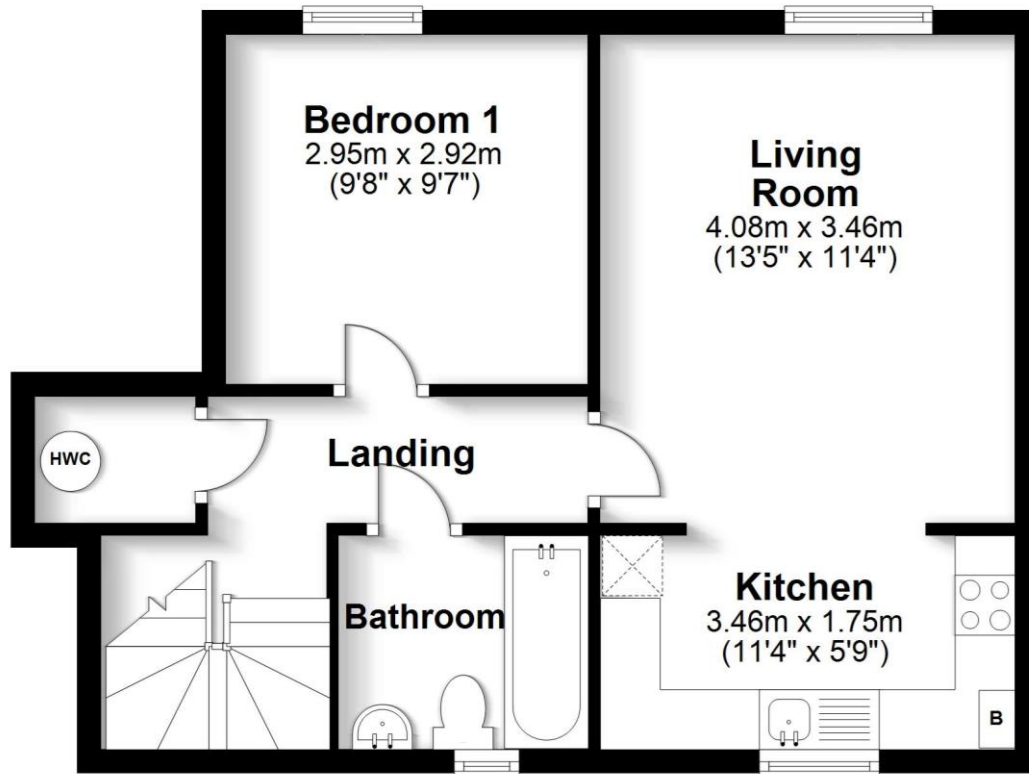
This is a leasehold property. The 155 year lease commenced 1 August 2005, the current ground rent is £260 PA to be reviewed 01/01/2028. New Inn Court is managed by Belgarum and currently has an annual maintenance fee payable of approx. £480 PA with a further contribution of approx. £280 towards the building's insurance.

### Directions

<https://what3words.com/sideboard.reduction.alcove>

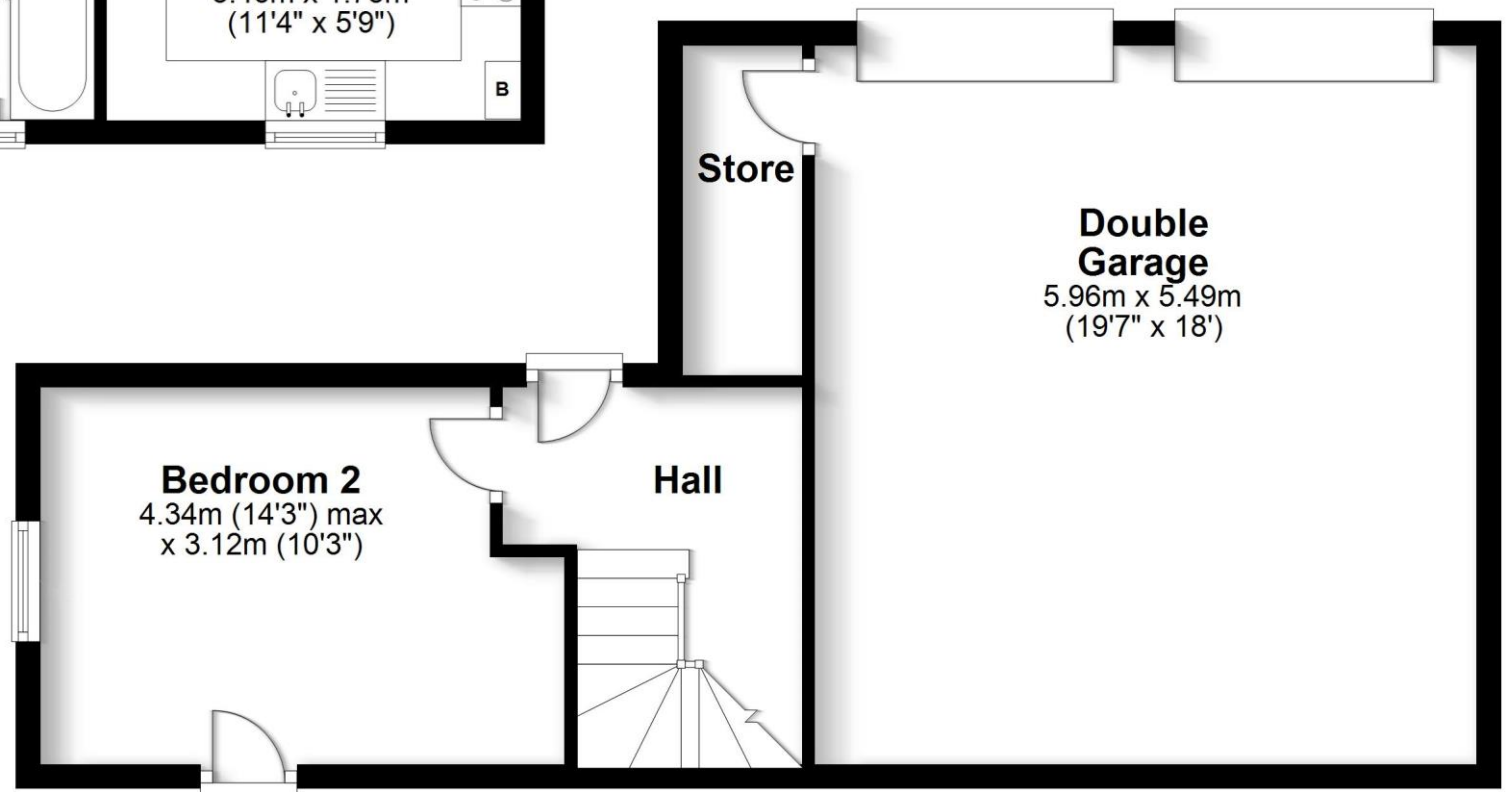
## First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



## Ground Floor

Main area: approx. 19.7 sq. metres (212.6 sq. feet)  
Plus garages, approx. 35.7 sq. metres (384.6 sq. feet)

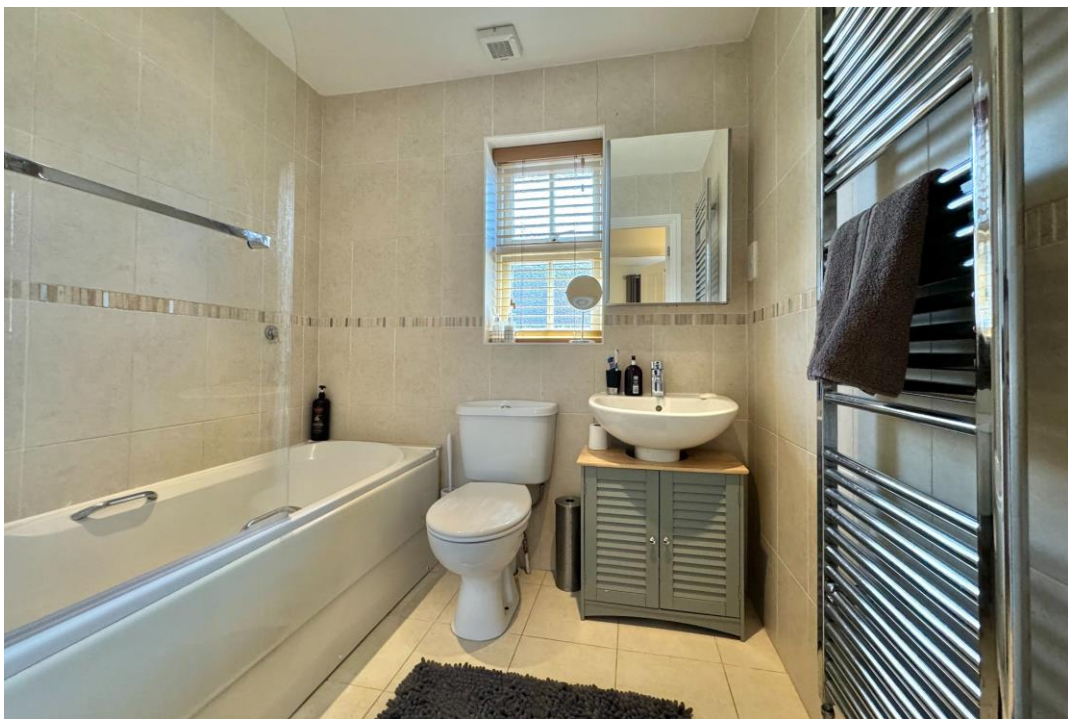


Main area: Approx. 62.3 sq. metres (671.0 sq. feet)

Plus garages, approx. 35.7 sq. metres (384.6 sq. feet)

Robinson Reade endeavour to supply accurate and reliable property information in line with Consumer Protection from Unfair Trading Regulations 2008, however please contact the office before viewing if there is any aspect which is particularly important to you and we will be pleased to provide the relevant information. These property details do not constitute any part of an offer or contract, all measurements are approximate. Any services, appliances and heating systems listed have not been checked. We must point out that where we introduce you to a third party who offers conveyancing, removal or financial services, e.g. legal, mortgage and insurance advice, we may earn a commission. For more information go to [www.robinsonreade.co.uk/referral-fees](http://www.robinsonreade.co.uk/referral-fees). Robinson Reade Ltd, Registered office: 10 Middle Road, Park Gate, Southampton, SO31 7GH, Co Reg No: 5185152





Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH  
Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast