



78a Holly Hill Lane,  
Sarisbury Green  
SO31 7AF  
£949,500





Walker & Waterer are delighted to offer the opportunity to purchase this individually designed, charming home boasting an enviable position in arguably the area's most sought after road. This 'Upside Down' property enjoys plenty of spectacular features including centre piece fireplaces with inset wood burners, reclaimed church pew flooring and balcony with views towards the River Hamble.



Approaching the property via the electric double gates you are met with well maintained shrubbery beds and driveway parking, leading to the larger than average detached double garage.







Randall House gives an airy feel throughout with generous room proportions starting as you walk in, greeted by the spacious reception hallway, featuring impressive reclaimed church pew wood flooring which continues to the first floor landing, dining hall and lounge/family room. All four double bedrooms are to the ground floor alongside a cloakroom and family bathroom. The dual aspect master bedroom is completed by a contemporary style four piece en-suite which enjoys a free-standing roll top bath.







Ascending the stairs, the landing and dining hall feature attractive balustrades sectioning the dining area which features a window to the front and rear boasting partial water views. The highly impressive lounge/family room measures in excess of 41' giving considerable versatility in how the room is used, the real eye catching feature is the hand carved bespoke fireplace with inset log burning stove. Continuing with the light and airy feel the lounge/family room offers five windows to three elevations as well as sliding doors taking you out onto the balcony, perfect for a relaxing evening watching the sunset over the River Hamble.



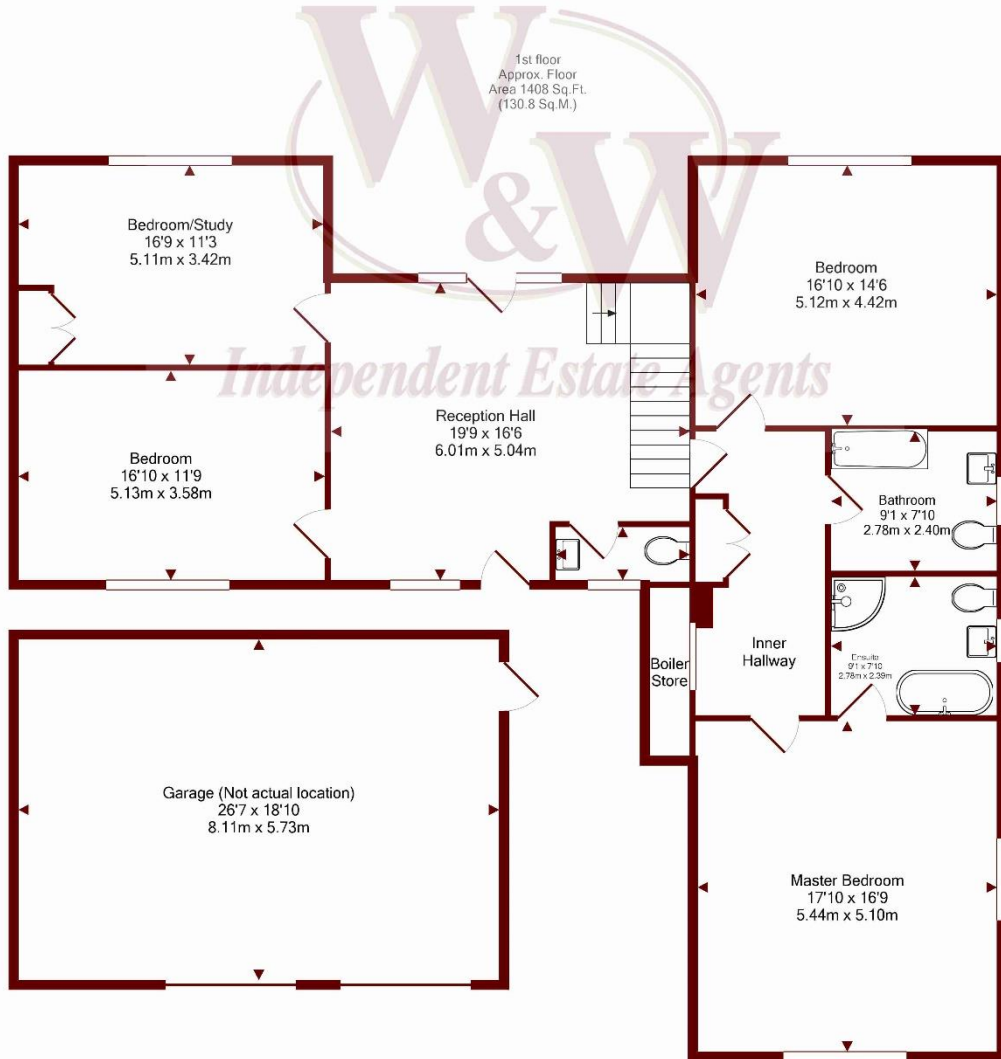
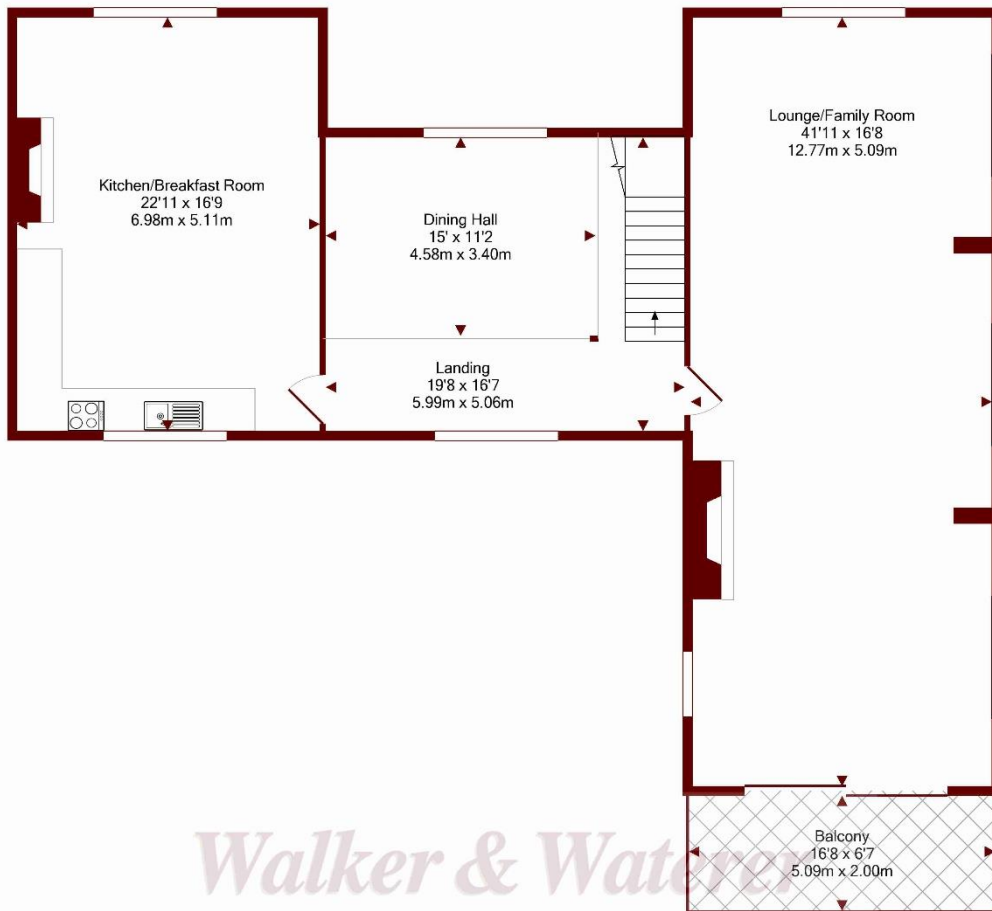




Another versatile room perfect for entertaining, the kitchen/breakfast room offers space for sofas and or a table and chairs in front of the centre piece log burning stove.







Total Approx. Floor Area 3460 Sq.Ft. (321.4 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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The well screened garden is of the favoured Westerly aspect and majority laid to lawn with various shrubbery beds. An attractive Indian Sandstone patio adjoins the property perfect for making the most of the sun!





Holly Hill Lane is arguably one of South Hampshire's most sought after locations with direct access to the 36 hectares of Holly Hill Woodland Park with picturesque walks through the trees and around the various ponds and lakes out to the River Hamble, whether it's for a walk with the dog or family picnic feeding the ducks.

Although you may feel like you are in your own piece of the countryside excellent transport links are easily accessible; Swanwick train station is less than 2 miles away with direct links to Southampton Central & Portsmouth. The A27 is just half a mile away and the Bursledon junction of the M27 just over 3 miles.

#### Additional Information

Please visit our website [www.walkerwaterer.co.uk](http://www.walkerwaterer.co.uk) this site is fast, simple to use and has been designed for you to rapidly find information you require.

For any **mortgage advice** please call one of our offices. Your home may be repossessed if you do not keep up repayments on your mortgage.

Walker & Waterer believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. Please note at the time of inspection we were unable to check if the services and appliances were in working order. Any intending buyer must satisfy him/herself of the condition and working order of such items and services and is advised to take the advice of his/her solicitor and surveyor.

Viewings strictly by appointment.

To arrange a viewing on this property please call.

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### Park Gate Office

**01489 577990**

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Southampton SO31 7GE

Monday-Thursday	9.00am-6.30pm
Friday	9.00am-6.00pm
Saturday	9.00am-5.00pm
Sunday	11.00am-4.00pm (Whiteley office only)

[www.walkerwaterer.co.uk](http://www.walkerwaterer.co.uk)

