



ASKING PRICE

£1,325,000

Freehold

Holly Hill Lane, Sarisbury, SO31 7AE

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Holly Hill Lane, Sarisbury Green, SO31 7AE

5 Beds - 3 Baths

A five bedroom, three reception room detached property in the desirable location of Holly Hill Lane. Set on approximately 0.4 acres this delightful property is within easy reach of the Hamble River and 200yards from the entrance of Holly Hill Woodland Park.

FEATURES

- Set on approx 0.4 acres with stunning gardens to the rear
- Considerably updated and extended by current owners to create a five bedroom, three bathroom, three reception room home
- Double garage, large driveway and car port
- Kitchen/breakfast room with island incorporating breakfast table with granite work surfaces and integrated appliances
- All mains services, gas central heating



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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Welcome to a timeless masterpiece of craftsmanship and elegance at Holly Hill Lane. This captivating detached property, originally constructed around 1920 as a bungalow, has undergone a meticulous transformation under the stewardship of its current owners. Imbued with the essence of Edwardian charm, this residence now stands as a 5-bedroom, 3-reception, 3-bathroom haven on approximately 0.4 acres of lush landscape. Upon arrival, be greeted by the tranquillity of the highly desirable Holly Hill Lane, a prestigious address just 200 yards from the enchanting Holly Hill Woodland Park. The property's facade hints at its historical roots, while the interior showcases a seamless fusion of classic features and modern amenities. Step inside to discover a world of refined living spaces, with a delightful dining and reception room that boasts timeless details such as deep moulded skirting boards, picture rails, and an open working fireplace. The conservatory beckons, offering panoramic views of the immaculate, manicured rear gardens. The heart of this home is its well-appointed kitchen, leading to a wonderful utility room that leads to the dog garden area - a thoughtful touch for our four-legged friends. The property further extends its hospitality with three bathrooms. Outdoor living is a true delight here, as the expansive garden unfolds, providing an ideal setting for entertaining or peaceful relaxation. A large double garage, covered carport, and a secure driveway behind a five-bar gate offer ample space for parking multiple vehicles, including a caravan, motorhome, or boats. Situated in proximity to Holly Hill Woodland Park, residents enjoy the serenity of nature while being within easy reach of local amenities. This is not just a property; it's a testament to a bygone eras charm seamlessly integrated into modern living. Your dream home awaits at Holly Hill Lane - where history and contemporary living converge in perfect harmony.



Hallway

Panelled door with leaded light opaque insets into hallway. Coving. Deep moulded skirting boards. Picture rail. Radiator. Carpeted turning stairs with balustrade and spindles. Archway into Inner Hallway.

Inner Hall

This was the original entrance to the property and has a beautiful double glazed leaded light French doors opening up to the stunning rear gardens. Deep moulded skirting boards, coving, picture rail, radiator. Fitting carpet.

Study

Panelled door with brass furniture. Double glazed leaded light windows to front. Radiator. Moulded skirting boards. Picture rail. Radiator. Coving.

Living Room

Panelled door with brass fittings. Delightful room with double glazed leaded light French doors to garden and double glazed leaded light window to garden. Two radiators. Picture rail. Coving. Deep moulded skirting boards. Centre rose. Working fireplace with sandstone surround, hearth and mantelpiece. Fitted carpet. Part panelled and multi pane door to dining room.

Dining Room

A lovely, formal dining room with double glazed leaded light window to side. Fitted carpet. Moulded skirting boards. Coving. Radiator. Picture rail. Centre rose. Double French doors to conservatory. Part panelled and multi pane door to kitchen.

Kitchen/Breakfast Room

Panelled door with brass fittings to hallway. Part panelled and multi pane door into utility room. Double glazed leaded light window to front. Extensive range of fitted wall and base cupboards incorporating matching display unit with inset lighting and plate rack. Granite work surfaces. Granite island with cupboards below incorporating breakfast table. Exposed brick chimney breast with fitted range style cooker. Integrated fridge, freezer and dishwasher. White Butler style sink with mixer taps and granite work top with drainer grooves. Tiled flooring. Inset spots. Moulded skirting boards. Radiator. Coving.

Utility Room

Two large Velux windows. Space and plumbing for washing machine, space for tumble drier and further fridge/freezer. Tiled flooring. Inset spots. Part panelled and double glazed leaded light door to side garden and matching door to covered car port. Stainless steel sink and drainer with mixer taps. Tiled splash back area. Wall mounted Vaillant central heating system.

Conservatory

Double glazed windows and double doors leading to garden. Tiled flooring.



Bathroom

Panelled door with brass furniture and original vacant engaged lock. Double glazed opaque window to front. Raised corner bath with chrome mixer taps and shower. Pedestal wash hand basin, low level W.C Picture rail. Radiator. Stripped floorboards.

Bedroom Four

Panelled door with brass fittings. Double aspect room with double glazed leaded light windows overlooking the garden. Deep moulded skirting boards, coving, picture rail, radiator, fitted carpet.

Bedroom Five

Panelled door with brass fittings. Double aspect with double glazed leaded light windows to front and side. Fitted carpet, radiator, coving, picture rail. Feature fireplace with tiled hearth.

Landing

Fitted carpet. Moulded skirting boards. Velux double glazed window to the front.

Master Bedroom

Panelled door with brass fittings. Storage/wardrobe area on entry with an archway into main bedroom. Double aspect room with double glazed leaded light windows to front and garden. Moulded skirting boards. Inset spots. Radiator. Large fitted eaves storage cupboard. Door to en-suite.

En-Suite

Double glazed leaded light window to front. Radiator. His and Her wash hand basin with chrome mixer taps and cupboards below. Tiled splashback. Large tiled shower cubicle. Bidet. Low level WC with concealed cistern. Moulded skirting boards. Chrome ladder style heated towel rail. Extractor fan.

Bedroom Two

Double glazed leaded light window set in deep bay with window seat overlooking gardens. Deep moulded skirting boards. Radiator. Inset spots. Picture rail. Fitted carpet.

Bedroom Three

Double glazed leaded light window set in deep bay to front. Access to loft. Picture rail. Moulded skirting boards. Fitted carpet. Radiator. Double fitted cupboard housing hot water tank and shelving.

Family Bathroom

Stripped and varnished floorboards. Radiator. Double glazed Velux window to garden. Moulded skirting boards. Panelled bath with brass taps. Tiled shower cubicle. Pedestal wash hand basin. Low level W.C

Car Port

Covered car port opening to driveway. Loft storage area. Leading to double garage.

Double Garage

Double garage with boarded loft space and central RSJ.

Gardens

This stunning mature garden is a sanctuary of tranquillity and beauty. A meticulously designed space, it features a charming patio area that beckons with the promise of leisure and relaxation. In the heart of the garden stands a trellis, leading to the well-tended garden at the rear. The garden is thoughtfully organized with a greenhouse and several sheds providing functional storage. Ornamental elements dot the landscape, contributing to the enchanting atmosphere.

A manicured lawn provides an inviting space for outdoor activities, surrounded by the graceful presence of two mature Beech trees. The thoughtful design extends to the practical aspects, with easy access to the front of the property. Additionally, a side garden with access to the utility room, cleverly fenced off, serves as a secure dog garden, blending functionality with a consideration for furry companions. In summary, this garden is a harmonious blend of aesthetics and functionality, where every corner tells a story of meticulous planning and a love for nature. It invites you to escape the hustle and bustle, offering a space to connect with the outdoors.

At the forefront of the property, the entrance unfolds with a gravel driveway, accessible through a five-bar gate. Offering extensive parking for several vehicles, motorhomes/caravans etc. leading up to the double garage and double brick carport. Mature borders flank the driveway, framing the entrance with an array of well-established plants and shrubs.



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