



Highfield
Green Lane | Lower Swanwick | Southampton | Hampshire | SO31 7DF

FINE & COUNTRY

HIGHFIELD



*A rare chance to own a home directly on the River Hamble!
Set in circa 1.5 acres, this impressive five bedroom detached house
boasts private river access from its own jetty. With the original house
dating back to 1903 and having been lovingly cared for by the current
owners, this immaculate home enjoys a secluded position and offers
five bedrooms, four reception rooms, and a generous kitchen/breakfast
room. Gatherings in the garden benefit from the converted summer
house offering a place to unwind, have a drink, and take in the
incredible sunsets over the river. Perfect for family life.*



Accommodation Summary

Ground Floor

Porch, entrance hallway, living room, family room, dining room, home office, cloakroom, and generous kitchen/breakfast room.

















SELLER INSIGHT

“Highfield has been our home since 2007. Constructed around 1903 by the prominent local Bevis family, who were well-known fishermen and sailors, Highfield boasts a unique historical charm. The Bevis family likely chose this location for its direct access to the River Hamble, where they kept their fishing boat at the bottom of the garden. Today, Highfield has direct access onto the River Hamble via its own Private Jetty.”

“Since acquiring the property, we have undertaken a comprehensive renovation to modernise the house while preserving its historical integrity. We have constructed an external summer house that is enjoyed year-round, offering magnificent views and vistas. The house and gardens are now easily maintainable, offering serene and picturesque days and nights, with breathtaking sunsets from the south-facing gardens.”

“When we decided to move in 2007, we were seeking a property near the water with good transport connections to London. Having previously visited the area during the summer months, we had admired and envied two houses by the River Hamble. Upon selling our Farm and residence in Essex and contemplating moving abroad, my wife discovered one of the houses we had previously admired was for sale. We visited Highfield in June 2007 and immediately knew it was perfect for us, offering both a renovation project and proximity to essential amenities such as West Quay, Hedge End, Whiteley shopping centers, Bursledon and Swanwick train stations, the motorway, and boating marinas for our motor yacht.”

“Highfield’s south-facing garden and its splendid views make the house a delightful retreat. It is cosy in winter and perfect for social gatherings in the summer, with the “Isolation Arms” serving as a popular spot among friends. The lower garden and the jetty are ideal for relaxing and observing river activities, and the gardens themselves are a haven for wildlife, including Canadian geese feeding on the salt marsh in June.”

“Each room in Highfield has its unique charm. The “River Lounge” offers a tranquil space to watch TV and enjoy the garden and river views. The “Middle Lounge,” with its wood-burner and views over the deck and garden, adjoins the dining room, creating a connected and social atmosphere. The bedrooms also offer wonderful views, particularly the main bedroom, which overlooks the garden and river.”

“Awaking to the sights and sounds of Highfield’s garden coming to life is a peaceful experience. The sunsets, or ‘sundowners’, are spectacular, with the river reflecting the shimmering light and boats.”

“The neighbours on Green Lane form a connected community, staying in touch via WhatsApp to ensure mutual support and vigilance through a neighbourhood watch.”

“Highfield has brought us immense joy, shared with family and friends who relish the sunsets from the “Isolation Arms,” our outdoor summer house with its stunning vistas. However, with the arrival of grandchildren who live far away, it is now time for us to move closer to them. We will dearly miss everything about Highfield, especially the friendships and memories we have made here.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





First Floor

Five double bedrooms, en-suite to two bedrooms, and a stunning four-piece family bathroom.







Outside

The long front drive leads to the property as well as the impressive 5 berth garages. The total plot is approximately 1.5 acres and has many entertaining areas including a large deck as well as an extensive patio. The summer house is converted into a garden bar while the garden backs onto the River Hamble and has a private jetty providing access directly onto the river.





Location

Swanwick is renowned for its excellent sailing amenities with marinas, coffee shops, restaurants, and riverside walks to nearby villages like Old Bursledon, Warsash, and Botley. Holly Hill Leisure Centre and its country park offer additional local amenities. Excellent schools, such as Sarisbury Green Infant School and Brookfield Community School, are within 2 miles. Commuters benefit from local stations in Swanwick and Bursledon, with a fast-track rail service to Waterloo from Southampton Parkway.





Services, Utilities & Property Information

Utilities – Mains electricity, water, gas, and drainage.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard – brick built with tiled roof

Council Tax – Fareham Borough Council

Council Tax Band G

Parking – Garage parking for 5 cars. Off-road parking for approximately 8 cars.

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Superfast Fibre Broadband connection available- we advise you to check with your provider.

Special Notes - There are covenants on the property – please speak with the agent for more information.

There are three trees on the property with Tree Preservation Orders.

Sewage discharge wayleave with neighbour of Genesta.

The Jetty incurs an annual Crown Estate licence fee to the registered owner/occupier of Highfield – currently at £50.00 per annum.

Directions – what3words: ///rungs.deeper.makes

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Southampton & Romsey on 02382 549200.

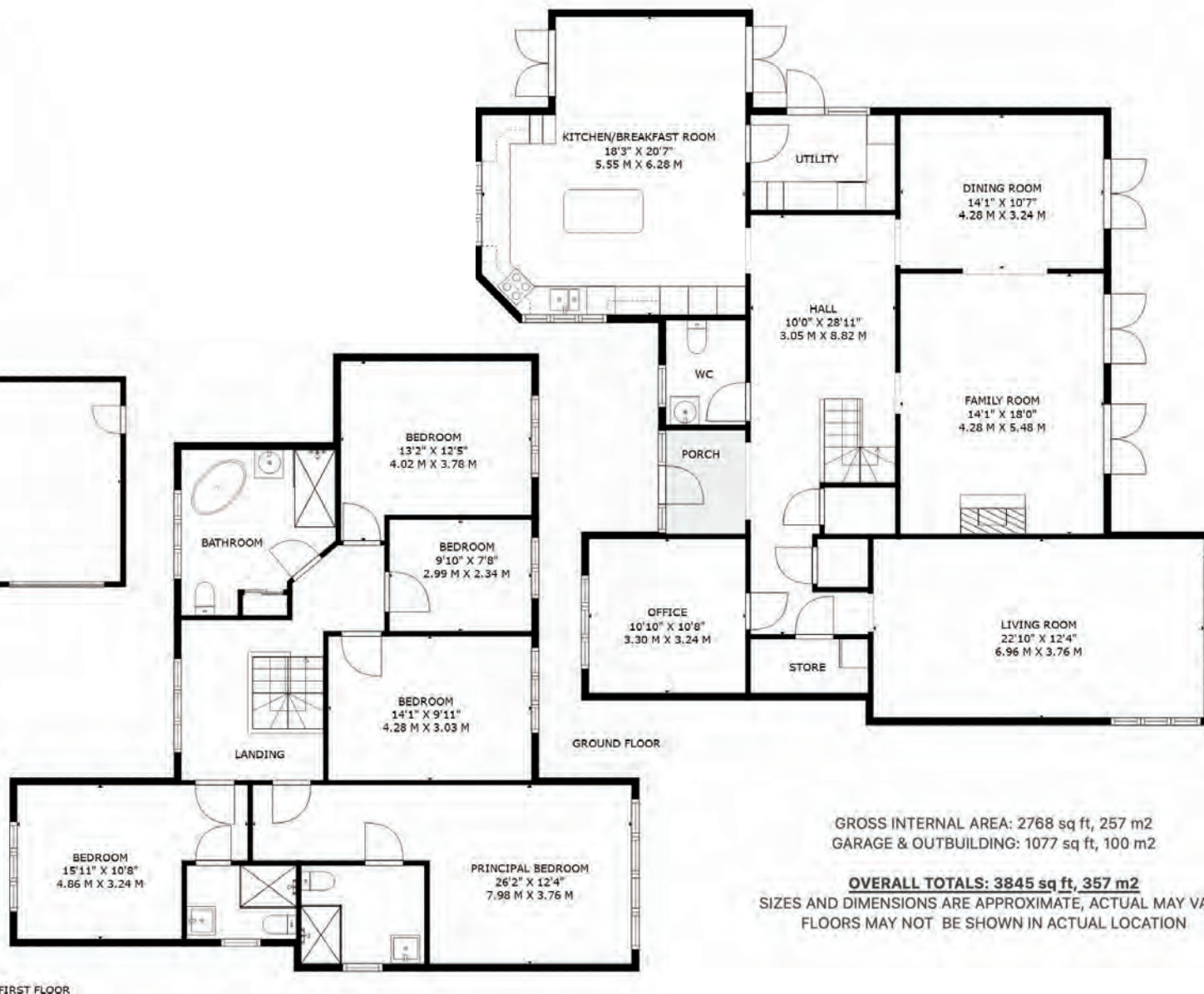
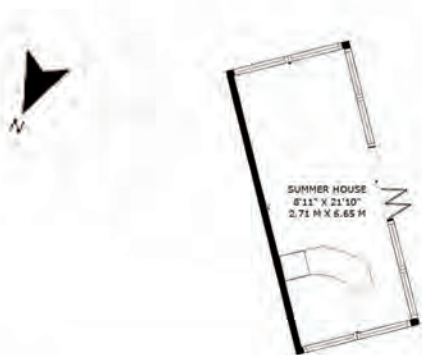
Website

For more information visit <https://www.fineandcountry.co.uk/southampton-and-romsey-estate-agents>

Opening Hours

Monday to Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday	By appointment only





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 2768 sq ft, 257 m2
 GARAGE & OUTBUILDING: 1077 sq ft, 100 m2

OVERALL TOTALS: 3845 sq ft, 357 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY
 FLOORS MAY NOT BE SHOWN IN ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 12.08.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ADAM BARNES

ASSOCIATE AGENT

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As a seasoned estate agent with 17 years of experience in the industry, I have helped numerous clients buy and sell properties with ease, earning a reputation as a trusted and reliable professional.

Having lived in the lovely town of Park Gate and surrounding areas for many years, I am passionate about the area and all that it has to offer. Throughout my career, I have honed my skills in negotiating deals, valuing properties, and providing clients with exceptional customer service. I am always willing to go the extra mile to ensure that my clients receive the best possible experience when buying or selling their homes.

With an extensive knowledge of the property market and a friendly, approachable manner I am always available to answer questions, provide advice, and offer guidance throughout the entire process.

Outside of work, I enjoy spending time with my family, watching and playing a variety of sports and exploring the local countryside.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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