



Otterholme  
Holly Hill Lane | Sarisbury Green | Southampton | Hampshire | SO31 7AH

FINE & COUNTRY



# OTTERHOLME



*Waterside property of over 3,000 sq. ft with full planning permission to redevelop to just under 7,500 sq. ft.*





A rare chance to own a unique gated waterside home on the River Hamble with a private pontoon and stunning views. Offering over 3,000 sq. ft of versatile space, an annexe, a luxury shepherd's hut, a lovely mature garden and ample parking, this secluded retreat is perfect as is, while also having full planning permission to more than double its size to just under 7,500 sq. ft.

### Accommodation Summary

#### Ground Floor

Entrance hallway, cloakroom, kitchen/diner, lounge, dining room, sunroom, utility room, shower room, annexe kitchen, annexe bedroom en-suite.

#### First Floor

Three further bedrooms, two en-suites, dressing room to main bedroom, separate WC, family room.









# SELLER INSIGHT

“Living at Otterholme has been a dream come true. Nestled on the banks of the River Hamble, the property offers a rare combination of privacy, natural beauty, and direct water access. From our private jetty, we've launched paddleboards, enjoyed small boating adventures, and taken in breathtaking river views. Located by the charming Chinese Bridge on the towpath, the sunsets here are simply unforgettable, painting the sky with colours that take your breath away.

The property is surrounded by a mature garden filled with lush trees, a small meadow, and even a few apple trees. It's not uncommon to see deer wandering through, adding to the sense of serenity. Tucked away at the end of a quiet country lane and bordered by woodland, Otterholme offers complete seclusion while still being close to everything you need. A short walk leads to Holly Hill Woodland Park or along the towpath connecting Warsash and Swanwick.

The house itself, originally the gardener's cottage for the Sarisbury Estate, combines historic charm with modern updates. It is also famous for featuring in the television series 'Howard's Way' from the 1980's! We refurbished it in 2019, brightening the interiors and opening up the living spaces. The cosy double-sided fireplace is the heart of the home, and the river views from nearly every room are spectacular. We also added a fully equipped shepherd's hut by the water's edge - a personal favourite retreat that feels like glamping at home.

Outdoor living has been a highlight for us. The covered pool overlooking the river is a perfect summer escape whatever the weather, and the courtyard is ideal for BBQs and gatherings. Mornings with coffee in the conservatory or evenings with a glass of wine, watching the river flow by, have been simple pleasures we'll always treasure. The area is rich with activities - from sailing on the Solent and joining the Hamble River Sailing Club to exploring the region's WWII history.

As a family, we've loved how well-connected Otterholme is, and we have always got on really well with the neighbours. Despite its rural feel, it's close to schools, shops, and transport links. The Gregg School was a fantastic fit for our children, with a convenient school bus stop nearby. My husband even commuted to London for two years, a manageable 1.5-hour journey, while Southampton Airport is just 15 minutes away. The property is perfect for anyone seeking a balance of outdoor living and urban convenience.

Otterholme has been more than just a home - it's been a place of celebration and connection, from pool parties to quiet evenings by the fire. While we've loved every moment here, the property also offers incredible potential for someone to transform it into a modern, eco-friendly masterpiece that truly complements its stunning riverside location. Living here has been a privilege, and it's a place we will always hold dear.\*

\* 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.

































Outside  
Double garage, shepherds hut, outbuilding and heated covered swimming pool.













## Location

Sarisbury Green is known for its excellent marinas and sailing facilities, with the River Hamble right on its doorstep. Enjoy scenic coastal walks and the 85-acre Holly Hill Woodland Park within 200 metres of the property, it is perfect for families and dog walkers. With a nearby leisure centre, great transport links via the M27, M3, and fast trains from Southampton Parkway, it's ideal for commuters too.





# FULL PLANNING PERMISSION INFORMATION

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Note: These photographs are computer generated images. Please note, computer generated images are indicative only. Decorative finishes and fixtures and fittings do not represent the current state of the property.



# PROPOSED PLANS FLOORPLAN

## Full Planning Permission Accommodation Summary

Lift to all three floors

### Basement

Wine cellar, games room and bar, gym, sauna, guest toilet, cinema, utility & laundry room, independent staff living, bedroom.

### Ground Floor

Hall, lounge, library/study, larder, boot room, guest toilet, kitchen/diner, family room.

### First Floor

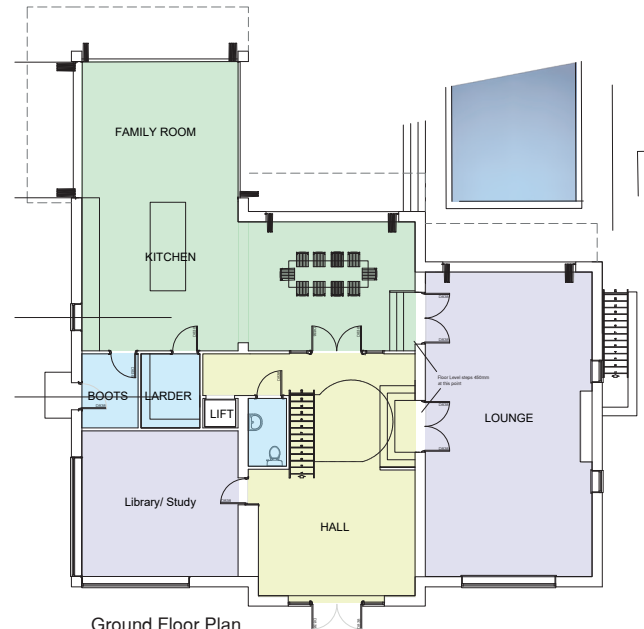
Five large double bedrooms, five en-suites, two with walk-in wardrobes.

### Outside

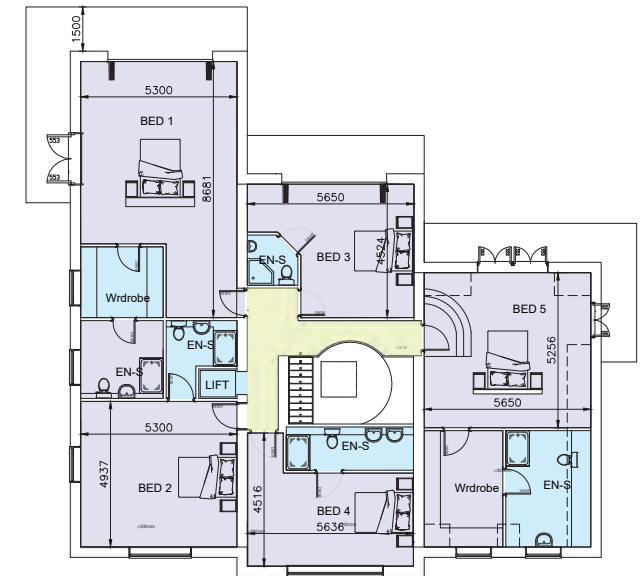
Triple garage, home office, pool.



Lower Ground  
1:100

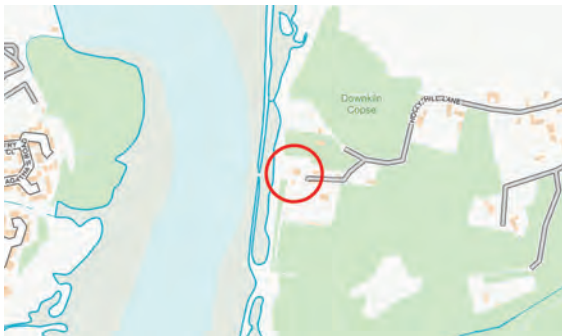
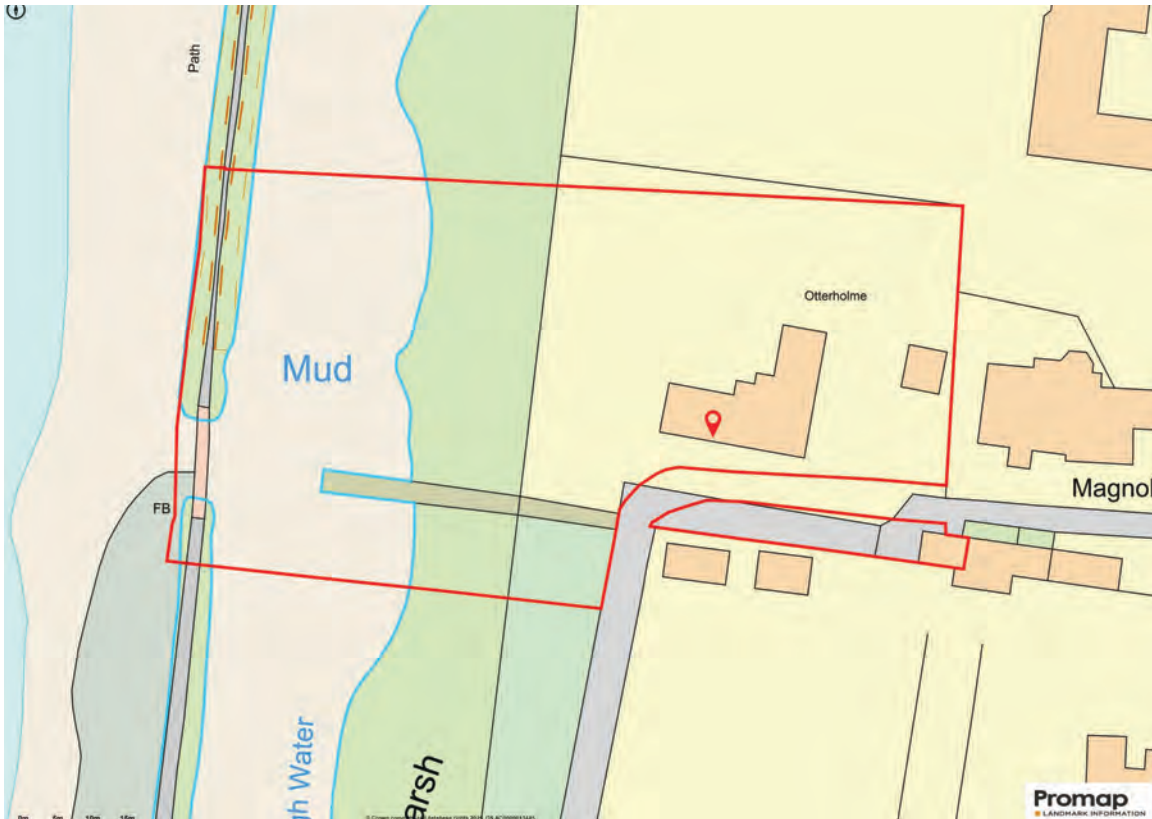


Ground Floor Plan  
1:100



First Floor Plan  
1:100





### Services, Utilities & Property Information

Utilities – Mains electricity and water. Heatmiser for central heating control. Private Sewerage Treatment Plant – there will be costs associated with this so please speak with the agent for further information. Gas provided through cylinders for main oven and hob.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard – brick and tile

Council Tax – Fareham Borough Council

Council Tax Band G

Parking – Off-road parking spaces for approximately 6+ cars, plus 2 garage parking spaces.

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

Internet connection - Ultrafast FTTP Broadband connection available - we advise you to check with your provider. Fibre internet to the house.

Special Notes – There are covenants and restrictions on the property – please speak with the agent for further information.

There is a Maintenance Charge of £100 a year for the maintenance of the private road.

There are trees on the property with Tree Preservation Orders.

Directions - Postcode: SO31 7AH / what3words: cares.nightlife.announced

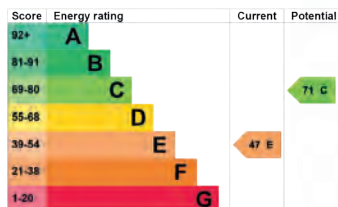
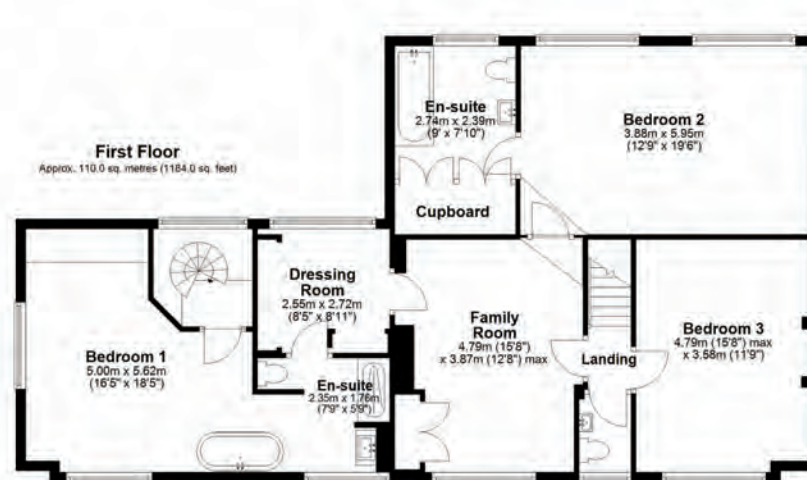
Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 02382 549 200.

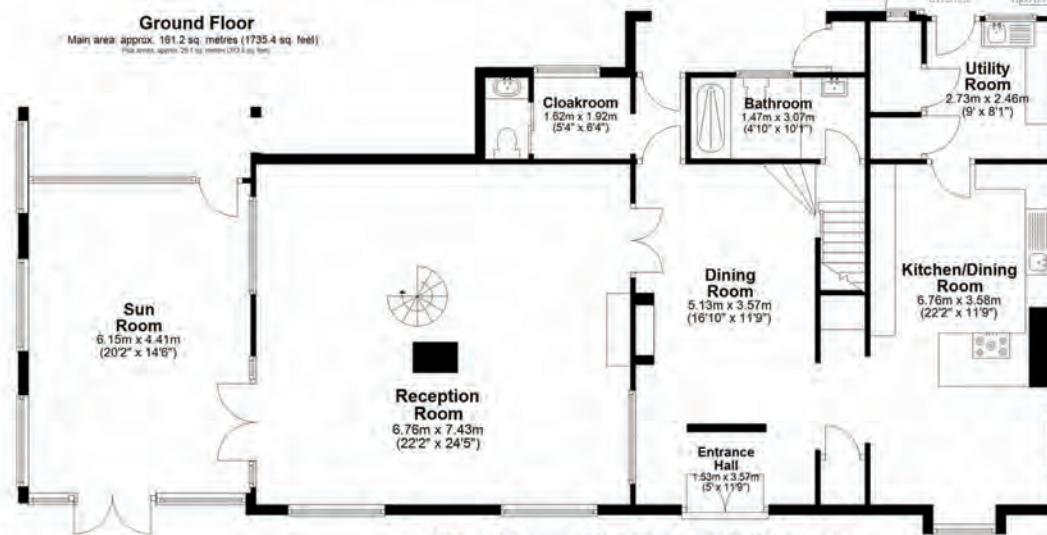
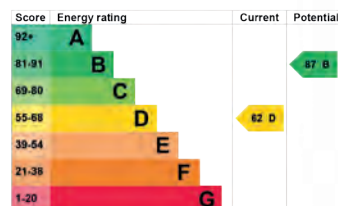
Website

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





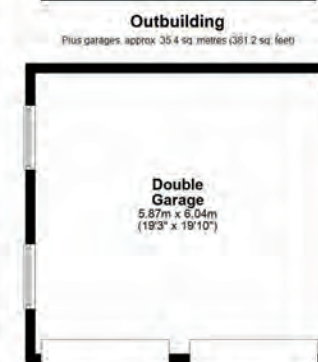
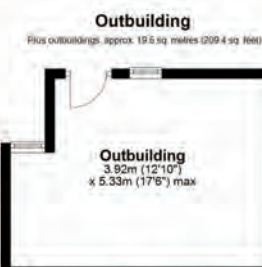
ANNEXE



Main area: Approx. 290.7 sq. metres (3128.8 sq. feet)

Plus garages, approx. 35.4 sq. metres (381.2 sq. feet)  
Plus annex, approx. 29.1 sq. metres (313.5 sq. feet)  
Plus outbuildings, approx. 19.5 sq. metres (209.4 sq. feet)  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY  
Copyright: Elin Matheson Photography  
Plan produced using PlanItUp

Approximate Gross Internal Area  
3233 sq ft - 300.3 sq m



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 26.03.2025









# 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*



**JACK REES**  
MANAGING PARTNER

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Prior to starting my long-established career in the property industry, I worked within the banking sector up until 2008, where the values of commitment, collaboration and entrepreneurial spirit were instilled and carried over to my current role. Throughout my 13 years' experience, I have been trusted to sell some of the finest homes on the South Coast and have built a solid foundation of satisfied clients using my specialised skills in the latest digital marketing techniques to expertly maximise exposure for my clients' properties. My occupational pride is abundantly evident, as is my seasoned knowledge of what makes each distinct village, town and city so special.

Originally from Somerset, I moved to Hampshire in 2006 where I now live in Sarisbury Green with my wife and two children.



**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](https://fineandcountry.com/uk/foundation)



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