



Holly Hill Lane | Sarisbury Green | SO31 7AD

Asking Price £1,875,000



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W&W are truly delighted to offer for sale this beautifully presented six bedroom detached family home sitting on an enviable 0.4 acre plot. The property boasts over 4,600 Sq.Ft of luxurious living space, including the garage and outbuildings, comprising six bedrooms, three bathrooms, three reception rooms & triple garage. Outside, the property enjoys beautifully landscaped gardens to the front, side & rear as well as a driveway with electric remote controlled gates providing parking for multiple vehicles.

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 enjoying picturesque walks around the various ponds and lakes out to the River Hamble. Various activities, including cricket, take place on the green which is a few minutes' walk, alongside the community centre & local shops. 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, also just a short drive away is Southampton Airport.







Beautifully presented six bedroom detached family home sitting on truly enviable mature plot of 0.4 acre

Approached via electric remote controlled gates with triple garage & vast driveway parking

Highly desirable 'Holly Hill Lane' location within walking distance of the river Hamble

Impressive accommodation boasting over 3.300 Sq.Ft providing versatile living

Grand entrance hall with breath-taking full-height vaulted ceiling & wooden beams giving a superb first impression entering the house

Triple aspect living room enjoying brick surround inglenook fireplace with log burner & walk in bay window

Kitchen/breakfast/family room enjoying twin double doors opening out onto the patio area

Stunning modern kitchen enjoying large central island with LED sub lighting,, solid granite worktop & attractive 'shaker style' two tone cabinets

Integrated appliances include double oven, steam oven, microwave oven, twin warming trays, single fridge, dishwasher & feature 'Quooker' tap

Dual aspect dining room with bi-folding doors opening out onto the patio with views across the grounds

Downstairs utility room providing additional storage space & plumbing for further appliances

Study to the ground floor with home CCTV system to remain

Underfloor heating to the kitchen/breakfast/family room, dining room & downstairs study



Tenure: Freehold

EPC Rating: C

Council Tax Band: H -

£4329.10 PA

Air conditioning/heating unit to the kitchen/breakfast/family room, dining room, all six bedrooms, garden room & triple garage

Dual aspect main bedroom boasting bespoke built in wardrobes & bedroom furniture

Striking en-suite shower room comprising five piece white suite with feature twin sinks, bidet, walk in shower with rainfall head & attractive wall/floor tiling

Guest bedroom also enjoying built in bedroom furniture & Modern en-suite shower room

Dual aspect third bedroom with built in bedroom furniture

Three additional bedrooms, one currently used as a walk in dressing room and another one currently used as an office above the garage but both can easily be used as bedrooms

Amazing modern family bathroom comprising four piece suite with feature 'double ended' bath & attractive wall/floor tiling

Spectacularly landscaped gardens over a third of an acre with the majority laid to lawn, paved patio area & large composite decked sun terrace with LED lighting perfect for alfresco dining

Two outbuildings to remain; one housing the jacuzzi with separate changing room

Multiple sheds in the garden to remain

Triple garage with remote controlled electric doors

Extensive frontage, display flower/shrubbery & driveway parking for multiple vehicles





The property is of traditional brick built with all services connected to the mains

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Virgin and is connected via Cable

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



The Paddocks, 36A Holly Hill Lane

Approximate Gross Internal Area
4628 sq ft - 430 sq m
(Including Garage & Outbuilding)



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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