



Holly Hill Lane | Sarisbury Green | SO31 7AD

Guide Price £1,500,000



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W&W are delighted to offer for sale this well presented five double bedroom detached family home sitting on an enviable 0.33 acre plot. Internally the property boasts over 3500 sq. ft providing five bedrooms, four bathrooms & four reception rooms. Outside the property benefits from landscaped gardens to the front, side & rear as well as a double garage with driveway for multiple vehicles accessed via electric remote controlled gates.

Holly Hill Lane is one of South Hampshire's most desirable locations with easy access both to walks along the River Hamble and the 36 hectares of Holly Hill Woodland Park .There is an active Community Centre at the Green and many events including cricket on the Green itself. Swanwick train station, Southampton airport and the M27 a short distance away. Excellent schools also to hand, Both Primary and Secondary.







Well presented five double bedroom detached family home sitting on an enviable 0.33 acre plot

Approached via electric remote controlled gates with double garage & driveway parking for multiple vehicles

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

Accommodation boasting over 3500 sq. ft providing versatile living

Impressively sized entrance hall enjoying brick surround fireplace with inset gas fire

Dual aspect living room enjoying brick surround inglenook fireplace with inset gas fire & walk in bay window

Kitchen/breakfast room with double doors opening out onto the rear garden

Integrated appliances to the kitchen include single fridge, single freezer, dishwasher, range cooker to remain & space for 'American' style fridge/freezer

Utility room providing additional storage space & plumbing for further appliances

Dining room with patio doors opening out onto the rear garden

Family room/sitting room also enjoying double doors opening out onto the rear garden

Study to the ground floor



Tenure: Freehold

EPC Rating: C

**Council Tax Band: H -
£4329.10 Per Annum**



Downstairs cloakroom comprising two piece suite

Impressively sized galleried landing with perfect hobby space/reading area

Main bedroom boasting walk in dressing room fitted with built in wardrobes & dressing room furniture

En-suite bathroom to the main bedroom comprising five piece suite with feature twin sinks

Triple aspect guest bedroom benefitting from built in wardrobes & en-suite shower room

Three additional double bedrooms all benefitting from built in wardrobes

Main bathroom comprising four piece suite

Beautifully landscaped westerly facing rear garden enjoying large paved patio area perfect for alfresco dining, steps from the patio area leading down to landscaped lawns with display flower beds, mature shrubbery & trees

The rear garden also enjoys side access to both sides leading out to the block paved driveway

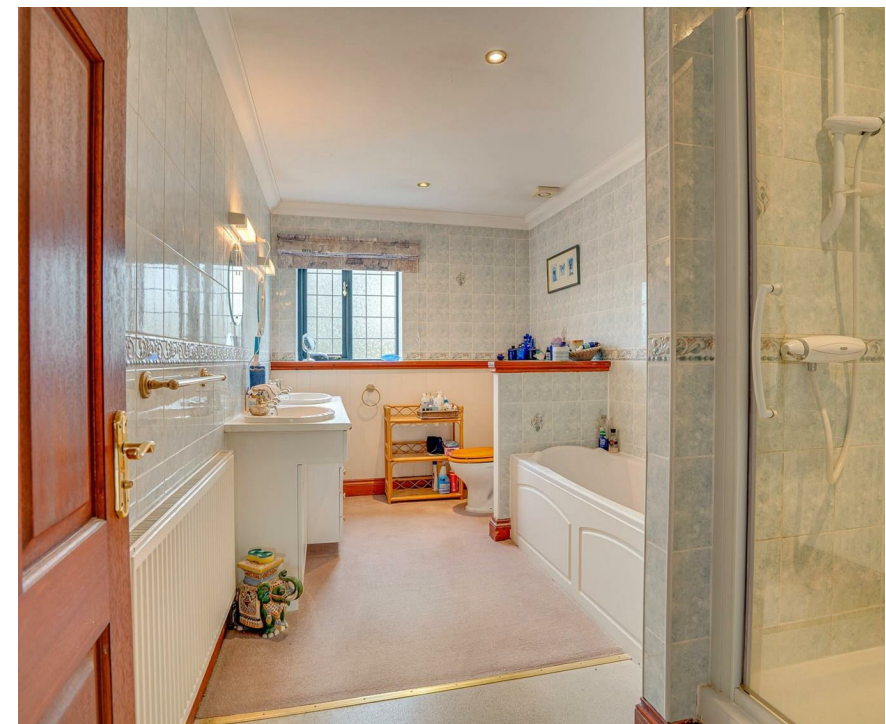


The property is of traditional brick built with all services connected to the mains

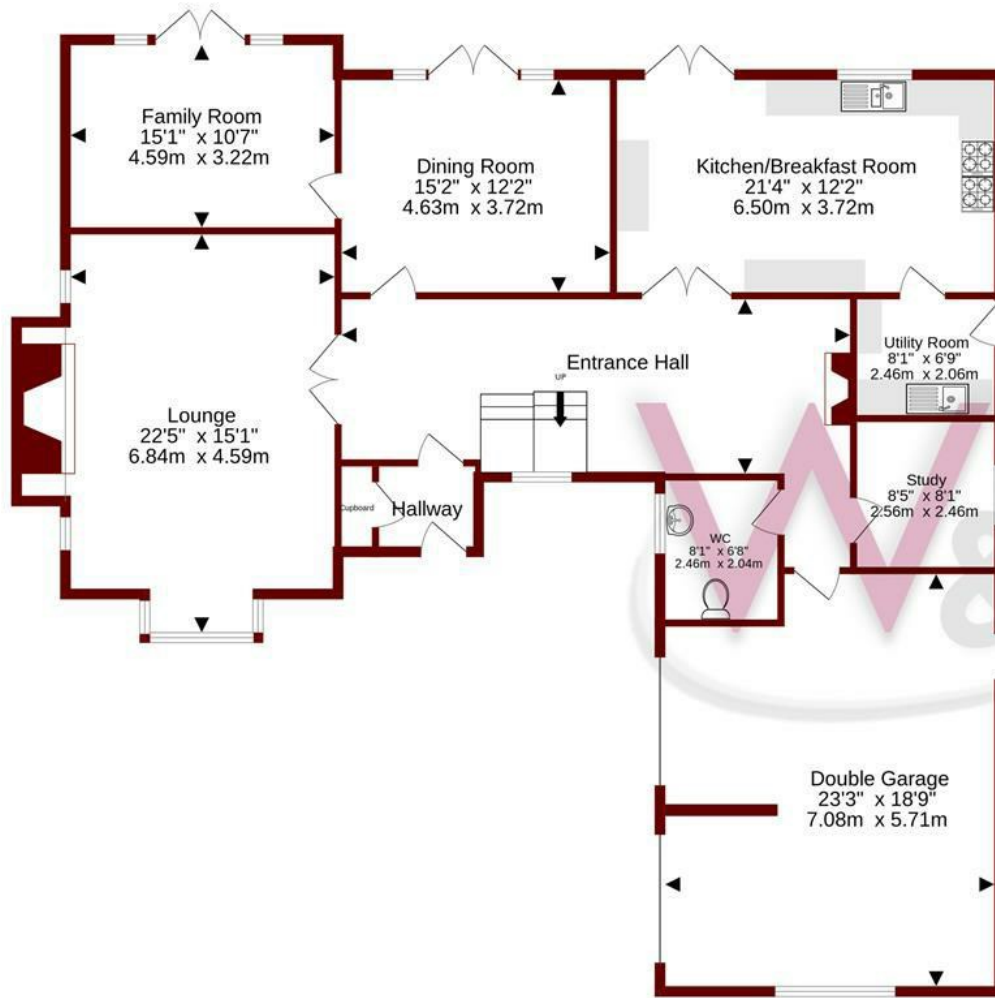
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by EE

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

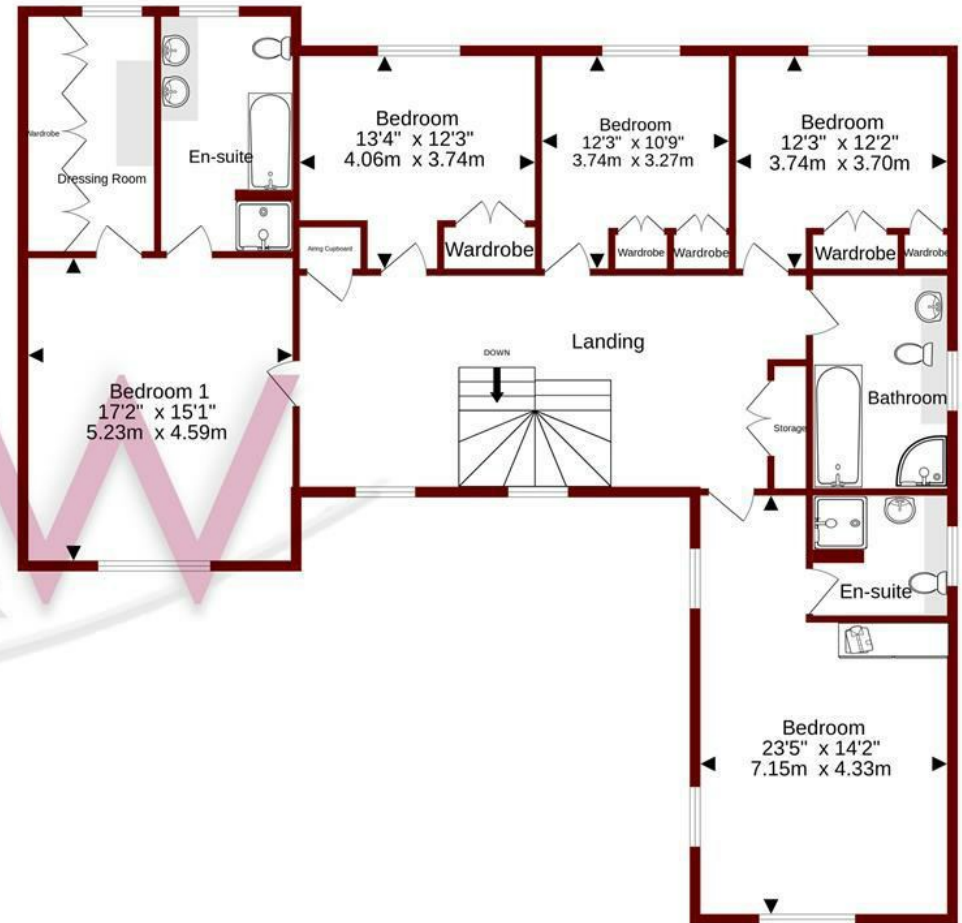
The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
1847 sq.ft. (171.6 sq.m.) approx.



1st Floor
1674 sq.ft. (155.6 sq.m.) approx.



TOTAL FLOOR AREA : 3521 sq.ft. (327.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

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