



30 Holly Hill Lane, Sarisbury Green, SO31 7AD

Asking Price £850,000

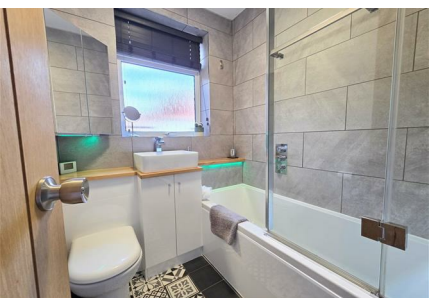


Holly Hill Lane |
Sarisbury Green | SO31 7AD
Asking Price £850,000

W&W are delighted to offer for sale this extremely well presented and vastly improved four bedroom detached bungalow sitting on an enviable plot. The property boasts four bedrooms, 21'4ft x 18'9ft kitchen/dining room, lounge, utility room, modern bathroom, separate cloakroom & modern en-suite shower room to the main bedroom. The property sits on an enviable plot providing landscaped front & rear gardens as well as a detached tandem garage with the rear being converted into a home office and the remaining part still as a garage, the large frontage provides parking for multiple vehicles.

Holly Hill Lane is one of South Hampshire's most desirable locations with easy access to walks along the River Hamble , Universal Marina 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.





Extremely well presented & vastly improved four bedroom detached bungalow

Sitting on an enviable plot situated in the desirable 'Holly Hill Lane' location

Dual aspect lounge enjoying walk in bay window to the front

21'4ft x 18'9ft Triple aspect kitchen/dining room with log burner and patio doors opening out onto the rear garden

Modern kitchen boasting attractive high gloss units, wood worktops, large central island, twin butler sinks, range style cooker, LED lighting & space for additional appliances

Utility / laundry room providing additional storage space & plumbing for appliances

Main bedroom with patio doors out to the front & en-suite

Modern re-fitted en-suite shower room comprising three piece white suite & attractive wall/floor tiling

The main bedroom and en-suite could easily be converted to an annex with its own external access if required.

Three additional bedrooms

Modern re-fitted family bathroom comprising three piece white suite, LED lighting, attractive wall tiling & feature mosaic style tiled flooring

Separate modern cloakroom

Underfloor heating throughout the property except the cloakroom

Partially converted tandem garage at the rear into a home office with power & lighting

Landscaped rear garden enjoying paved patio, area laid to lawn with mature shrubbery & display flowers

Impressively sized 23'6ft garage remaining with power lighting & electric remote controlled roller door

Vehicle access to the garage on the east side of the property and large side garden area to the west, including a substantial 5.5m x 1.5m storage and bicycle shed

Large frontage with mature shrubbery & providing driveway parking for multiple vehicles and a large treehouse / playhouse

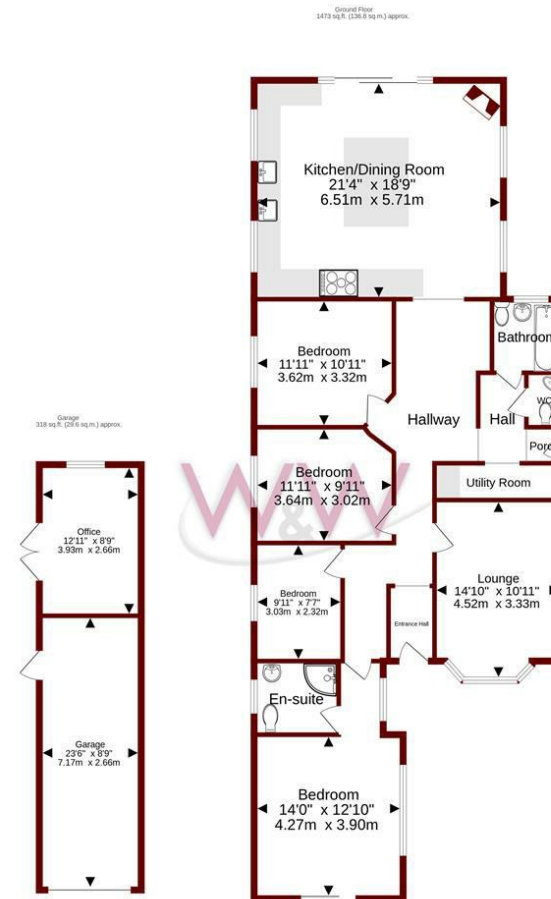
The property is of a traditional brick build and is connected to mains water, drainage, electrics & gas. The property enjoys gas central heating with a recently fitted new combi boiler

The property benefits from a substantial and high loft space which could easily be converted to provide additional living space and allow any new owners to add value

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

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/>



TOTAL FLOOR AREA: 1791 sq.ft. (166.4 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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - F - £3126.58 Per Annum

Tenure - Freehold

Current EPC Rating - TBC

Potential EPC Rating - TBC

20e Bridge Road

Park Gate

Southampton

Hampshire

SO31 7GE

01489 577990

parkgate@walkerwaterer.co.uk

www.walkerwaterer.co.uk