



8 Holly Hill Mansion Barnes Lane, Sarisbury Green, SO31 7BH

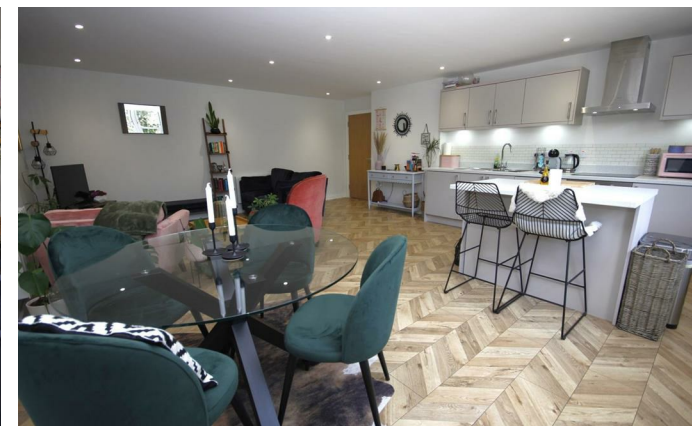
Asking Price £295,000

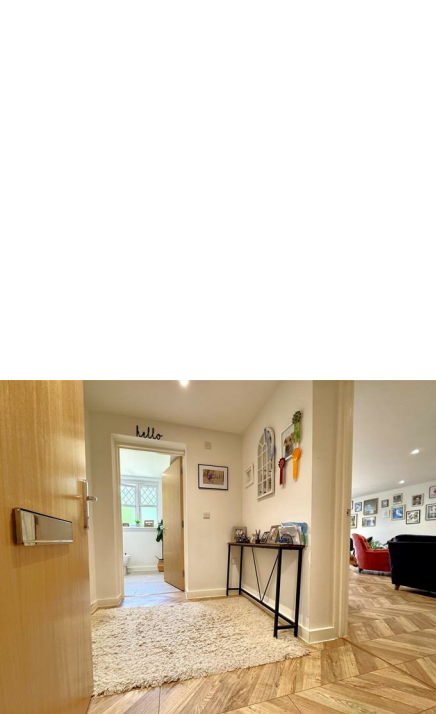


Barnes Lane |
Sarisbury Green | SO31 7BH
Asking Price £295,000

W&W are extremely delighted to offer for sale this unique opportunity to purchase a beautiful one double bedroom first floor apartment situated within a picturesque historical building. Inside, the property enjoys a double bedroom, 23ft open plan kitchen/dining/living room, modern en-suite shower room & separate modern cloakroom. Outside, the property sits on approximately 2.5 acres of beautifully maintained communal gardens and two allocated parking spaces.

The original mansion house was built circa 1911 and converted approx. 3 years ago into luxury apartments and two cottages all sitting within its own extensive grounds with direct access onto Holly Hill Woodland Park, & thence to the Hamble River shoreline. It is the perfect location situated next to the beautifully maintained Woodland Park which is historic parkland covering 35 hectares. Whilst Holly Hill Mansion is discreetly hidden away, there are local shops, excellent schools, general amenities and a brand-new leisure centre within walking distance





Unique opportunity to purchase this beautifully presented one bedroom first floor apartment

Situated in sought after Holly Hill woodland park location set on approx. 2.5 acres of beautifully maintained communal gardens

Circa 1900's built mansion converted into luxury apartments & two cottages

Grand communal reception hallway with period features & galleried landing leading o the apartments

Entrance hall enjoying attractive wood effect flooring flowing into the open plan kitchen/dining/living room

23'ft open plan kitchen/dining/living room with triple sash windows overlooking the communal grounds & central island

Modern kitchen enjoying attractive worktops & cabinets

Integrated appliances include oven, induction hob, fridge/freezer, dishwasher & washing machine/tumble dryer

Main bedroom enjoying woodland views & en-suite

Modern en-suite shower room comprising three piece white suite with feature large shower cubicle tray & attractive wall/floor tiling

Separate cloakroom comprising two piece contemporary suite & built in storage cupboard

Allocated parking for two vehicles

145 Years remaining on the lease

Service charge approx. £1983.45 PA

AGENTS NOTE - We have been informed by the current seller that any prospective purchaser can purchase the freehold if they want to

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

Heating - Electric heating

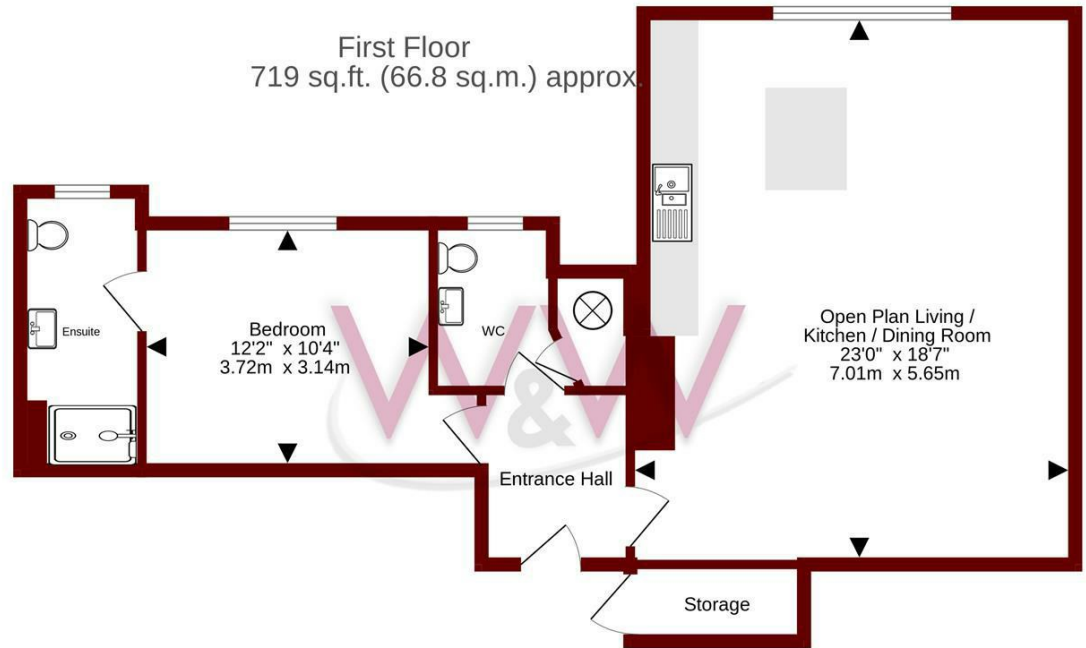
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Vodafone

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/>



First Floor
719 sq.ft. (66.8 sq.m.) approx



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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	78	78
(69-80) C		
(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	

Council Tax Band - C - £1924.04 Per Annum

Tenure - Leasehold

Current EPC Rating - C

Potential EPC Rating - C

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