



Alban House, Sarisbury Court, Holly Hill Lane, SO31 6AG

£2,000,000

WHITE & GUARD

Alban House, Sarisbury Court Holly Hill Lane, Sarisbury Green

Southampton, SO31 6AG

INTRODUCTION

Situated in a desirable location, on a large overall plot, this immaculately presented, four bedroom detached family home comes with a self-contained one bedroom annexe, ample off road parking, a garage and carport, as well as beautifully landscaped gardens.

The accommodation has been extended and completely refurbished throughout by the current owners, with the ground floor comprising an inviting entrance hall, spacious 31ft sitting/dining room, modern kitchen/breakfast room, utility and cloakroom. On the first floor there are four double bedrooms, with the impressive master featuring a balcony, dressing room and large 'Jack and Jill' bathroom. There are two further modern en-suites and a useful study.

LOCATION

The property is situated in a secluded location along a private road, surrounded by Holly Hill Woodland, with direct access to lovely walks down to the pond. The local area offers a variety of amenities, including shops and schools, as well as access to the River Hamble.

- TENURE - FREEHOLD
- EPC GRADE C
- FAREHAM COUNCIL BAND G





INSIDE

The front door opens into the spacious entrance hall which has fitted cupboards, windows to the front, doors to the sitting/dining room and kitchen/breakfast room, as well as an oak staircase leading to the first floor. The generous, L-shaped sitting/dining room enjoys a triple aspect with a range of full-length windows, bi-folding doors opening out to the garden and a wood burning stove with oak mantle. The kitchen/breakfast room, which has under floor heating, has been fitted with a range of wall and base units with integrated appliances including a double oven, induction hob with extractor over, larder fridge and freezer and a dishwasher. There is a large central island incorporating a breakfast bar and additional storage, as well as full-length windows and French doors opening onto the rear patio area. There is an adjoining utility which has space for a washing machine and tumble dryer, along with access to the cloakroom and carport.

On the first floor, the impressive master bedroom has a snug area and balcony overlooking the rear garden and surrounding woodland. There is a dressing area with fitted wardrobes and access to the large 'Jack and Jill' bathroom, which is also accessed via the landing. The stylish bathroom has a free-standing bath with shower attachment, double width walk-in shower cubicle, twin vanity wash hand basins, WC and a heated towel rail. The second bedroom has a beautiful, full-length feature window to the front, as well as a Velux and modern en-suite shower room. The third bedroom has a Velux and window overlooking the rear garden, as well as a dressing area with fitted wardrobes and a modern en-suite shower room. Bedroom four also overlooks the rear, whilst the study has a window to the front aspect.

ANNEXE

The self-contained annexe has a private entrance to the side of the property which leads through to an entrance hall with fitted storage. The kitchen/living room has windows to the side and French doors from the living area opening onto the rear patio. The kitchen has been fitted with a range of units with a built-in oven and induction hob with extractor over and space for further appliances. There is a dual aspect double bedroom and a modern shower room.



OUTSIDE

To the front of the property there is ample driveway parking, leading to the carport and integral garage. The beautifully maintained gardens wrap around the side and rear of the property with a large expanse of lawn with mature tree borders. There are both decked and paved patio areas, including a large patio to the rear complete with a fire pit, ideal for outdoor entertaining. There is a large storage shed tucked away behind the property, direct gated access leading through to Holly Hill Woods and a private wooded area to the far corner.

SERVICES:

Gas, water, electricity and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

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