



38 HOLLY HILL LANE, SARISBURY GREEN

Hampshire, SO31



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A well-presented, detached family home boasting over 3500 sq. ft., located in a highly desirable lane within walking distance of the River Hamble.



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Local Authority: Fareham Borough Council

Council Tax band: H

Tenure: Freehold

Guide price: £1,195,000



An impressive entrance hall featuring a fireplace, leads into a dual-aspect sitting room with a brick-surrounding inglenook fireplace and a bay window. The dining room and family room, both benefiting from French doors out to the garden terrace. The Kitchen/breakfast room features integrated appliances, garden access and leads into the utility room. Additionally, the ground floor also features an office, a downstairs cloakroom and access to the integrated double garage. The grand staircase has an impressively sized galleried landing, leading to the spacious principal bedroom with a walk-in dressing room and an en suite bathroom. Additionally, there is a triple aspect guest bedroom benefiting from built-in wardrobes and an en-suite shower room. A further three double bedrooms, all benefiting from built-in wardrobes and a family bathroom. The westerly facing, rear garden is beautifully landscaped with a large paved patio. Steps from the patio lead down into a lawned garden with mature flower beds.







Approximate Floor Area = 293.6 sq m / 3160 sq ft
 Garage = 36.9 sq m / 397 sq ft
 Total = 330.5 sq m / 3557 sq ft
 (Excluding Void / Shed)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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