



Addison
ESTATE AGENTS



35 Holly Hill Lane, Sarisbury Green, Southampton, SO31 7AB

£725,000 Freehold

A truly special EDWARDIAN DETACHED HOME, dating from 1906 and cherished by the same family for 120 years. Situated on highly sought-after HOLLY HILL LANE, with FOUR DOUBLE BEDROOMS, ORIGINAL PERIOD FEATURES, PLANNING FOR A 10M REAR EXTENSION and a PRIVATE SOUTH-FACING GARDEN.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

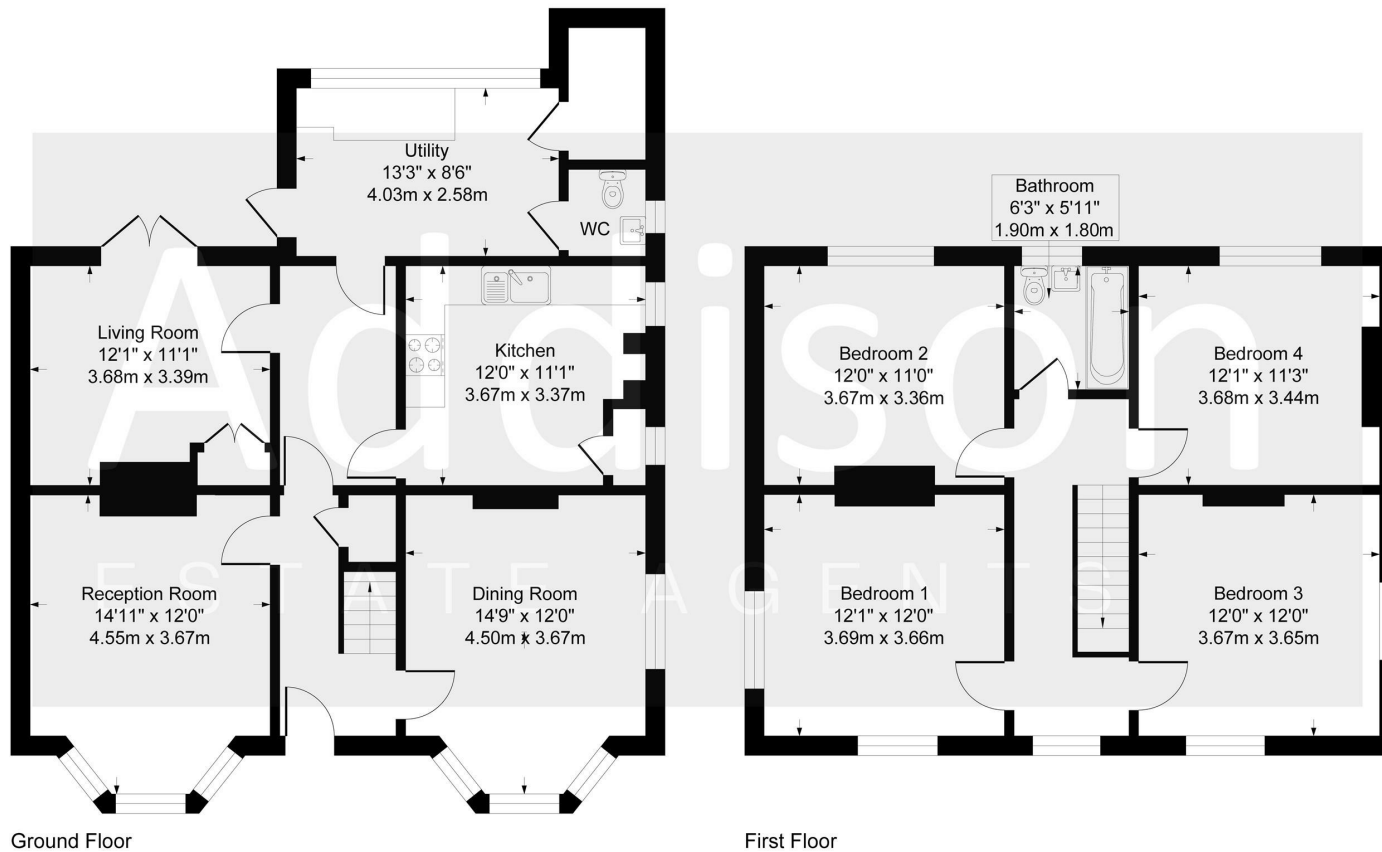
Further Information

Council Tax Band:
F

Estate or Lease Charges if Applicable:



Approximate Gross Internal Area
1682 sq ft - 156 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.

- Truly special Edwardian detached home, built in 1906
- Cherished by the same family for an incredible 120 years
 - Prestigious Holly Hill Lane location
- Two beautiful front reception rooms with bay windows and fireplaces
- Original sash windows and many original internal doors
 - Four generous double bedrooms
 - Exciting potential for a loft room, subject to planning
- Planning permission granted for a 10m-wide rear extension
- Stunning potential for an orangery-style lantern roof and exceptional kitchen/family space
 - Private south-facing garden with Holly Hill Woodland Park and the River Hamble close by

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.



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