



**Addison**  
ESTATE AGENTS



Camrose Sarisbury Court, Holly Hill Lane, Sarisbury Green, Southampton, SO31 6AG

**£2,150,000 Freehold**

An Exceptional Detached Residence | Prestigious Private Lane | Approx. 0.9 Acre Plot | 3,500+ Sq Ft

Set within 0.9 of an acre along one of the area's most sought-after private lanes, this exquisite five-bedroom detached residence offers over 3,500 sq ft of beautifully appointed accommodation, combining space, quality, and lifestyle. Homes of this calibre and position are rarely available, making this a truly special opportunity.

Extensively renovated and enhanced in 2017, the property has been thoughtfully designed to provide both impressive entertaining spaces and practical family living. High ceilings and beautifully proportioned rooms run throughout, creating a wonderful sense of light and volume.

At the heart of the home lies a stunning, expansive kitchen and family space, centred around a large island with premium Dekton Kairos worktops and a full range of integrated appliances. This is further enhanced by a generous walk-in pantry/utility room, providing excellent additional storage and practical workspace. This is complemented by three further reception rooms, comprising an elegant lounge, a high-quality fitted study with bespoke furniture, and a superb family/games room complete with a bar, perfectly designed for both everyday living and entertaining.


The accommodation comprises five generous double bedrooms, including a superb principal suite with a luxurious en-suite (refitted in 2023), alongside a second bedroom with its own en-suite (updated in 2022). A stylish family bathroom, updated in 2021, serves the remaining bedrooms.

A notable feature is the substantial loft space, already designed with future expansion in mind, offering excellent potential (subject to planning) to create additional bedrooms and bathrooms.

Externally, the property is approached via electric gates, opening onto an extensive driveway with ample parking. The detached triple garage is complemented by a fully self-contained one-bedroom annexe above.

The grounds are a true highlight, offering a rare combination of space and lifestyle. Beautifully landscaped, the rear garden now features a recently completed entertaining area with bespoke BBQ space, alongside a dedicated children's play setting including a zip wire set amongst the trees and a football area with artificial lawn, perfectly balancing family enjoyment with elegant outdoor living.

This is a rare opportunity to acquire a substantial and beautifully appointed home in a prime, private setting, offering both immediate luxury and future potential.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Further Information

**Local Council:**  
Fareham Borough Council

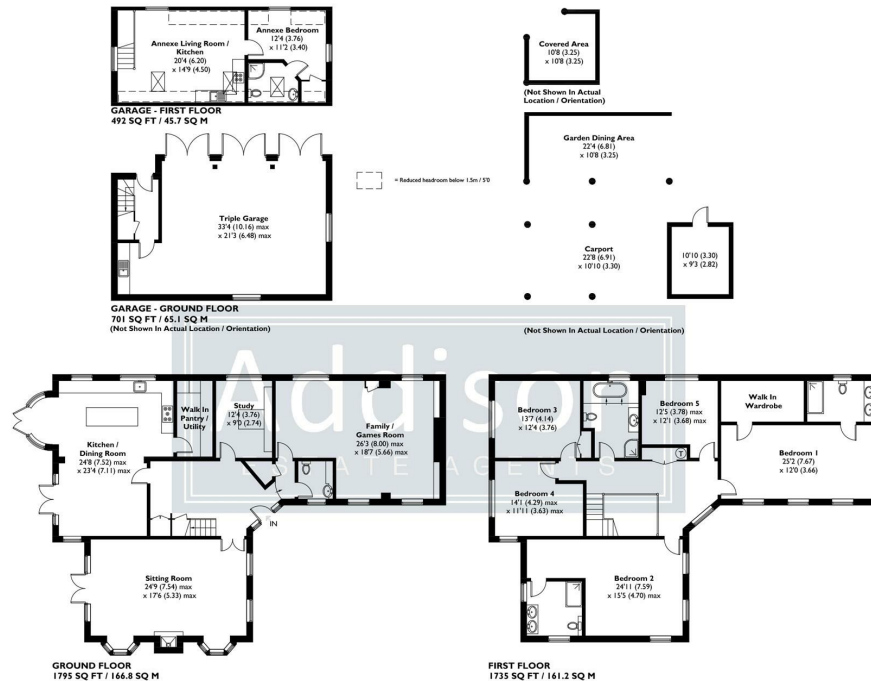
**Council Tax Band: H**

**Amount Payable for 2026/2027:**  
**£4,541.10**





**APPROXIMATE GROSS INTERNAL AREA = 3530 SQ FT / 328.0 SQ M**  
**GARAGE = 1193 SQ FT / 110.8 SQ M**  
**OUTBUILDING = 99 SQ FT / 9.2 SQ M**  
**TOTAL = 4822 SQ FT / 448.0 SQ M**  
**(EXCLUDING COVERED AREA / GARDEN DINING AREA & CARPORT)**



- Approx. 3,500+ sq ft of beautifully appointed accommodation on a plot of 0.9 acres
- Prestigious private lane location, one of the area's most sought-after settings
- Stunning open-plan kitchen/family space with Dekton Kairos worktops, large central island & integrated appliances
- Generous walk-in pantry/utility room providing excellent additional storage and practicality
- Three additional reception rooms: elegant lounge, bespoke fitted study, and a family/games room with bar
- Five spacious double bedrooms, including a luxurious principal suite and two en-suites (recently updated)
- Stylish family bathroom (2021) and high-quality finishes throughout
- Substantial loft space with excellent potential for further accommodation (STPP)
- Detached triple garage with fully self-contained one-bedroom annexe above
- Beautifully landscaped grounds with entertaining area, bespoke BBQ space, zip wire, and artificial lawn football area

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. Created by Emzo Marketing (ID1289222)

Produced for Addison Estate Agents



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