



Addison
ESTATE AGENTS



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

£750,000 Freehold

BRAND-NEW EXECUTIVE DETACHED HOME | PRIVATE DEVELOPMENT | SOUTH FACING GARDEN | DOUBLE GARAGE & CARPORT | BESPOKE KITCHEN | UNDERFLOOR HEATING | AIR SOURCE HEAT PUMP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 

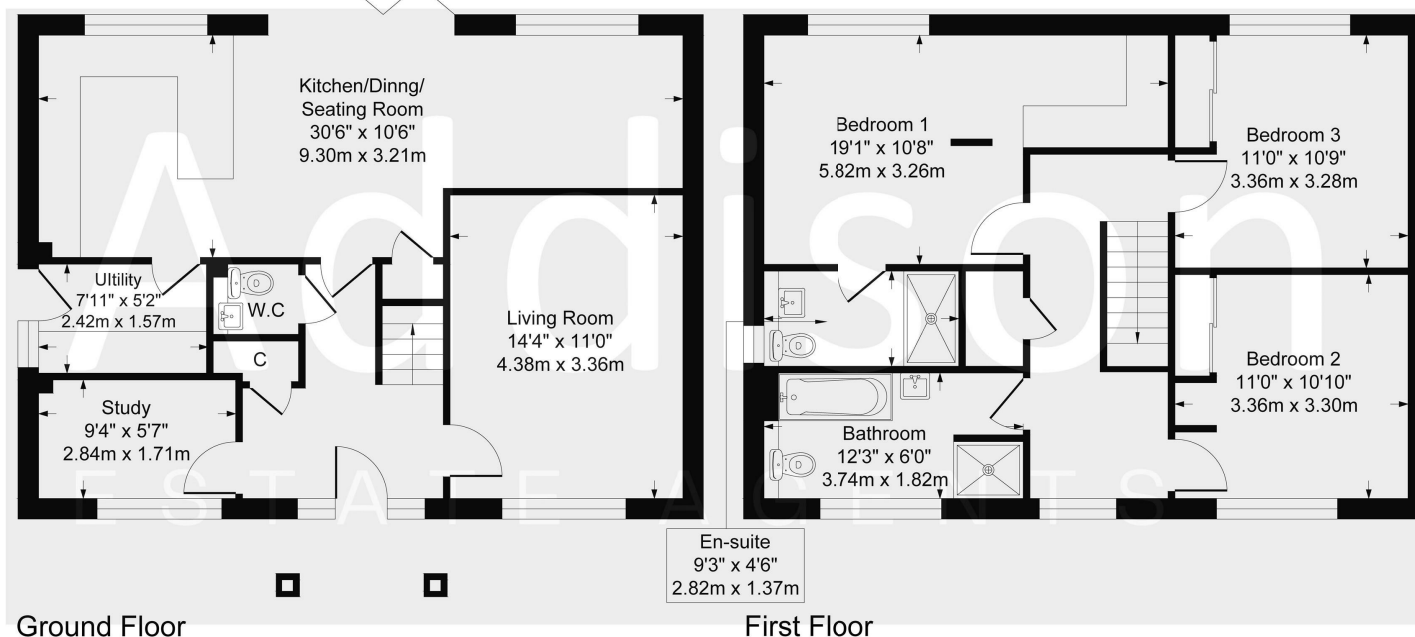
Further Information

Council Tax Band:
E

Estate or Lease Charges if Applicable:



**Approximate Gross Internal Area
1339 sq ft - 124 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.

- One of only two executive detached houses
- Highly regarded Holly Hill Lane location
- Brand-new individually designed homes
- Georgian-inspired architectural design
 - Private south-facing rear gardens
- Bespoke English-made kitchens with quartz worktops
 - Three spacious double bedrooms
- Principal bedroom with dressing area & en suite
- Detached double garage & additional carport
- Air source heat pump & underfloor heating

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.