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FOR SALE
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16 Holly Hill Lane, Sarisbury Green, Southampton, SO31 7AD

£750,000 Freehold

Positioned on the prestigious Holly Hill Lane, where properties rarely come to the market, this four-bedroom detached family home is offered for sale for the very first time. Occupying a generous plot of approximately 0.2 acres, the property presents an exceptional opportunity for buyers looking to create their forever home in one of the area's most desirable locations.

Having been lovingly owned for decades, the property has been maintained in areas such as recently installed double glazing and gas central heating but offers exciting scope for modernisation, allowing the next owners to update and personalise the accommodation to their own tastes.

The ground floor comprises a spacious bay-fronted living room, a generous kitchen/dining room overlooking the rear garden, a separate utility room and a convenient downstairs cloakroom. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

One of the property's greatest attributes is the substantial plot. Extending to approximately 0.2 acres, it offers outstanding potential to enlarge the existing accommodation in almost every direction, subject to the necessary planning consents. A number of neighbouring properties have already been significantly extended, demonstrating the excellent potential available and making this a rare opportunity to create a truly exceptional family home.

Holly Hill Lane is widely regarded as one of the area's premier residential addresses, combining a peaceful setting with excellent access to local schools, amenities, the water, transport links and beautiful surrounding countryside.

Viewing is highly recommended to fully appreciate the location, plot and possibilities this home has to offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

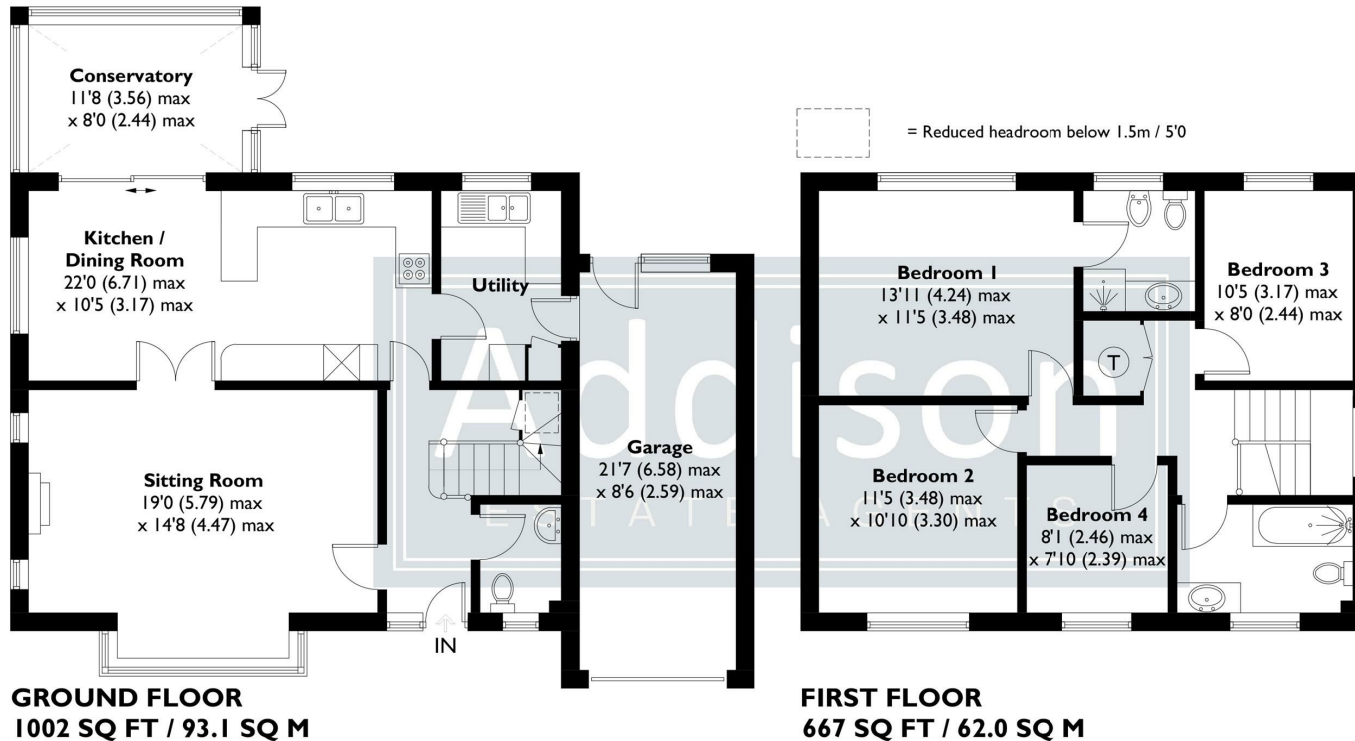
Further Information

Council Tax Band:
F

Estate or Lease Charges if Applicable:



APPROXIMATE GROSS INTERNAL AREA = 1669 SQ FT / 155.1 SQ M
(INCLUDING GARAGE)



- First time ever offered to the open market
- Sought-after Holly Hill Lane location where homes rarely become available
- Four-bedroom detached family home
- Generous plot of approximately 0.2 acres
- Excellent potential to extend (subject to planning permission)
- Bay-fronted living room and spacious kitchen/dining room
- Separate utility room and downstairs cloakroom
- Principal bedroom with en-suite shower room
- Recently installed double glazing and gas central heating
- Fantastic opportunity to modernise and create a substantial family home in a prime location

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 (ID1312424)
Produced for Addison Estate Agents

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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