



Addison
ESTATE AGENTS



22 Hollybrook Gardens, Locks Heath, Southampton, Hampshire, SO31 6WJ

£430,000 Freehold

Set within the sought-after Hollybrook Gardens, this four-bedroom detached house presents a wonderful opportunity to secure a spacious and well-maintained home in a prime location. Owned by the same family for over 20 years, the property has seen a number of thoughtful improvements over time, blending comfort, practicality, and future potential.

The ground floor centres around a welcoming central hallway, offering access to a downstairs cloakroom, separate lounge, kitchen, and staircase. The lounge opens into a bright conservatory, creating a peaceful retreat with views over the garden. Adjacent to the kitchen, the dining room offers excellent scope to be opened up into a contemporary open-plan kitchen/dining space, ideal for modern family living.

Upstairs, the first floor hosts four generous bedrooms and a stylish refitted shower room, formerly the main bathroom, all arranged to suit growing families or those seeking flexible accommodation. Bedroom one also benefits from a newly refitted en-suite toilet, adding convenience and privacy. A newly installed boiler further enhances the home’s efficiency and comfort.

Externally, the home benefits from a block-paved driveway and frontage, while the rear garden enjoys a part brick wall enclosure, offering privacy and a secure space for outdoor enjoyment. Recent additions include solar panels, an electric vehicle charging point, and an electric roller garage door, enhancing both sustainability and convenience. Perfectly positioned equidistant to Park Gate shops and Locks Heath Shopping Centre, the property is also within walking distance of Swanwick Train Station, making commuting and everyday errands refreshingly easy. Families will appreciate the catchment for Park Gate Primary School and Brookfield Secondary School, both well-regarded in the local area.

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

Local Council:
Fareham Borough Council

Council Tax Band: E

Amount Payable for 2026/2027:
£2,775.12

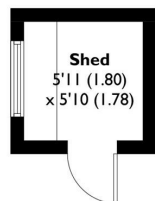




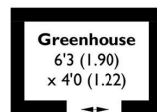
APPROXIMATE GROSS INTERNAL AREA = 1159 SQ FT / 107.7 SQ M
OUTBUILDINGS = 195 SQ FT / 18.1 SQ M
(INCLUDING GARAGE)
TOTAL = 1354 SQ FT / 125.8 SQ M



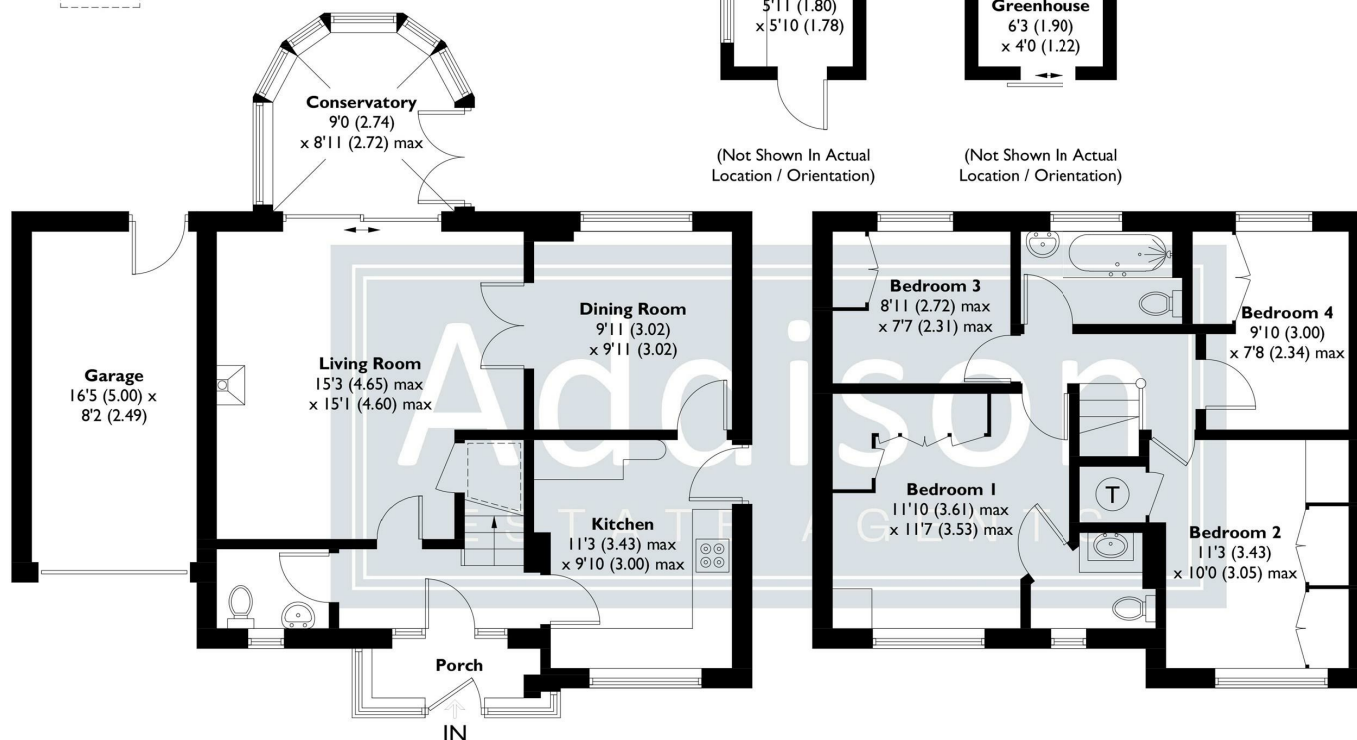
= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)



GROUND FLOOR
638 SQ FT / 59.3 SQ M

FIRST FLOOR
521 SQ FT / 48.4 SQ M

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 (ID1245380)
Produced for Addison Estate Agents

- Four-bedroom detached house in the sought-after Hollybrook Gardens, Locks Heath.
- Owned by the same family for over 20 years, with a series of thoughtful improvements made over time.
- Favourable layout with a central hallway giving access to cloakroom, lounge, kitchen, and staircase.
 - Separate lounge with access to a bright conservatory, ideal for relaxing or entertaining.
- Kitchen and dining room sit adjacent, offering potential to create an open-plan kitchen/dining space.
- First floor features four generous bedrooms and a refitted shower room, formerly the main bathroom.
- Block-paved driveway and frontage, with a rear garden enclosed by part brick wall for privacy.
- Recent additions include solar panels, EV charging point, new gas boiler, and electric roller garage door.
- Conveniently located equidistant to Park Gate shops and Locks Heath Shopping Centre.
- Within walking distance of Swanwick Train Station and in catchment for Park Gate Primary and Brookfield Secondary schools.



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