



Evinor
Green Lane



Addison
ESTATE AGENTS



Evinor Green Lane, Lower Swanwick, Southampton, SO31 7DF

£1,125,000 Freehold

Set along a quiet private lane with views of the River Hamble, this outstanding five-bedroom detached home has been extensively remodelled and renovated by the current owners to create a truly impressive family home extending to approximately 3,108 sq. ft. Combining character with high-quality contemporary finishes and offered for sale with no forward chain.

The striking New England-inspired exterior, finished with Cedral weatherboard cladding and replacement windows, immediately sets the tone for what's inside.

A spacious reception hall leads into beautifully presented accommodation, where the ground floor has been thoughtfully reconfigured to create an open yet practical layout. At the heart of the home is a stunning kitchen with dove grey cabinetry, Carrara marble worktops, a peninsula island and an excellent range of integrated appliances, including a Range cooker, Quooker tap and two wine coolers. The kitchen flows effortlessly into the full-width orangery, where bi-fold doors open onto the rear garden, creating a fantastic space for entertaining and everyday family life. Underfloor heating runs throughout the ground floor beneath a combination of limestone and herringbone porcelain flooring.

The separate sitting room provides a cosy contrast, featuring exposed beams and an inglenook-style fireplace with a log-burning stove. Also on the ground floor is a generous double bedroom with a vaulted ceiling and en-suite shower room, making it ideal for guests, multi-generational living or those working from home.

The first floor offers a superb principal suite complete with a bespoke dressing room and luxurious en-suite bathroom, together with a further double bedroom. The second floor has been cleverly redesigned to provide two additional double bedrooms, each with its own stylish en-suite and excellent built-in storage.

Outside, the property continues to impress. A substantial block-paved driveway provides parking for numerous vehicles and leads through secure gates to an additional area, perfect for storing a boat or trailer, before reaching the detached double garage with electric roller door and loft storage. The landscaped rear garden has been designed for low-maintenance enjoyment, with limestone terraces, feature lighting and a gas fire pit creating a superb space to relax or entertain.

Planning permission was granted in 2025 for the construction of a further garage to the front of the property, presenting an exciting opportunity to convert the existing double garage into an annexe, home gym or outdoor kitchen, subject to any necessary consents.

Swanwick Marina is just a short stroll away, offering outstanding sailing facilities, waterside restaurants and scenic walks along the River Hamble. The nearby villages of Warsash, Old Bursledon and Sarisbury Green provide an excellent range of amenities, whilst well-regarded schools, Swanwick railway station and the M27 are all within easy reach.

Homes of this quality and specification, particularly in such a sought-after waterside location, rarely become available.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	

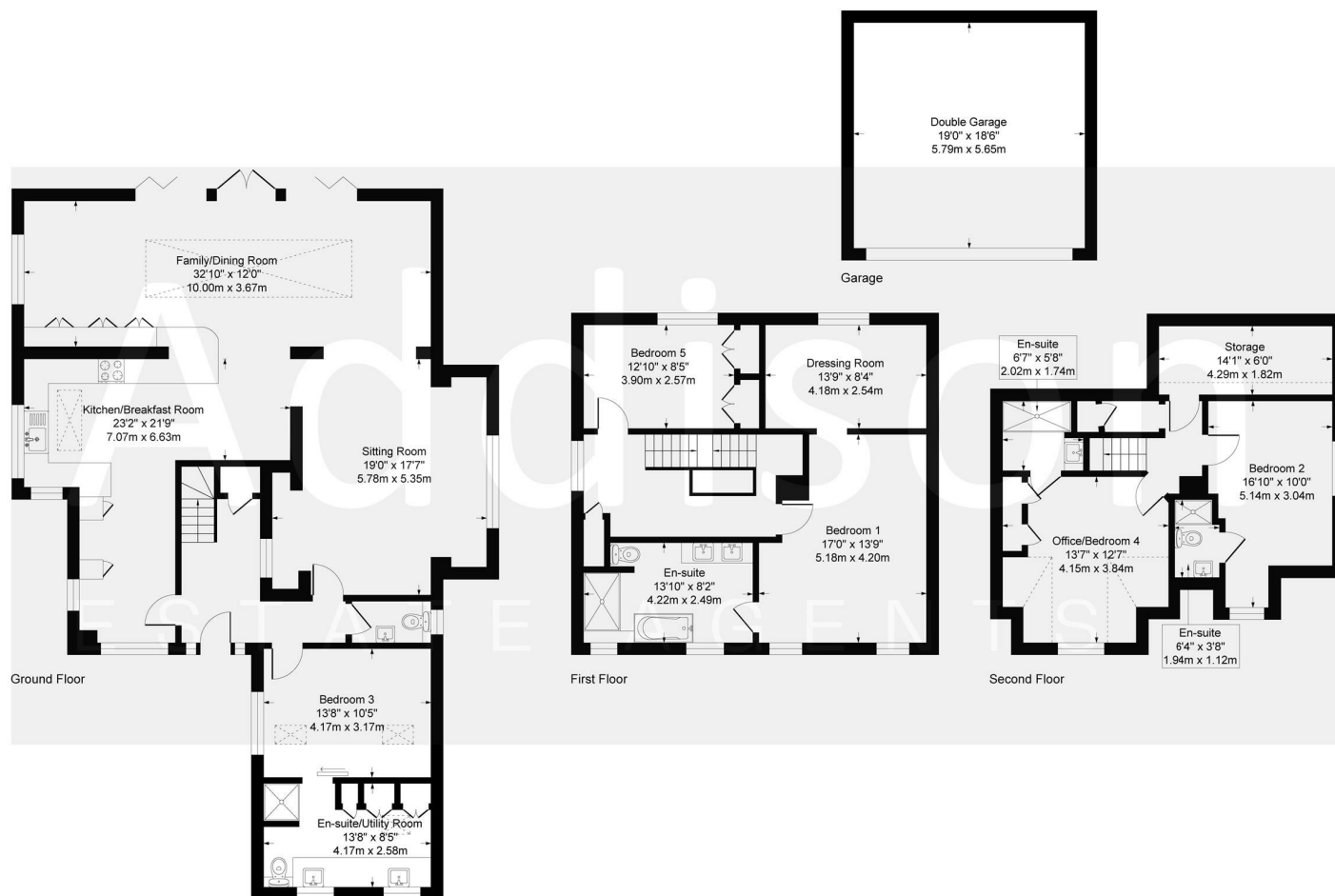
Further Information

Local Council:
Fareham Borough Council

Council Tax Band: G

Amount Payable for 2026/2027:
£3,784.25

**Approximate Gross Internal Area
3108 sq ft - 289 sq m**



- APPROXIMATELY 3,108 SQ. FT. OF LUXURIOUS ACCOMMODATION
- FIVE DOUBLE BEDROOMS & FOUR BATHROOMS
- STUNNING OPEN-PLAN KITCHEN/ORANGERY WITH BI-FOLD DOORS
- UNDERFLOOR HEATING THROUGHOUT THE GROUND FLOOR
- SUPERB PRINCIPAL SUITE WITH DRESSING ROOM & LUXURY EN-SUITE
- VERSATILE GROUND FLOOR BEDROOM WITH EN-SUITE – IDEAL FOR GUESTS OR MULTI-GENERATIONAL LIVING
- DETACHED DOUBLE GARAGE, EXTENSIVE DRIVEWAY PARKING & SECURE BOAT/TRAILER STORAGE
- PLANNING PERMISSION GRANTED (2025) FOR A FURTHER GARAGE, OFFERING POTENTIAL FOR AN ANNEXE, GYM OR OUTDOOR KITCHEN (STPP)
 - PRIVATE LANDSCAPED GARDEN WITH LIMESTONE TERRACES & FEATURE GAS FIRE PIT
- PRIVATE LANE LOCATION JUST MOMENTS FROM SWANWICK MARINA & THE RIVER HAMBLE – OFFERED WITH NO FORWARD CHAIN

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.

