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HOLLY HILL LANE, SARISBURY GREEN, SOUTHAMPTON, SO31 7AD



ELEGANT AND SUBSTANTIAL FIVE-BEDROOM DETACHED DWELLING, SITUATED IN A HIGHLY DESIRABLE AREA RENOWNED FOR ITS OUTSTANDING NATURAL BEAUTY ON THE BANKS OF THE RIVER HAMBLE. THE NEARBY UNIVERSAL MARINA HAS POPULAR EATERIES AND FACILITIES FOR BOATING ENTHUSIASTS. THERE ARE WONDERFUL LOCAL SCHOOLS CLOSE BY AND PICTURESQUE WALKS WITHIN HOLLY HILL WOODLAND PARK. VIEWING RECOMMENDED.

£1,650,000 Freehold

Situated in arguably one of the most desirable locations on the Hampshire Coast is this beautiful five-bedroom detached home. The substantial and versatile living accommodation is ideal for those seeking a property to meet the demands of contemporary living whilst still maintaining comfort and style. The accommodation offers various reception areas and rooms, perfect for entertaining or offering plentiful spaces for everyone in the household to relax and unwind. The kitchen breakfast room and adjoining dining room are ideal for hosting guests. The first floor offers five double bedrooms, two with en-suite facilities, and a family bathroom. The property benefits from a double garage and a private driveway providing off-road parking for multiple vehicles. The rear garden is beautifully landscaped and offers a sense of privacy and seclusion.

In our opinion, the property is ideally situated with access to transport links, local amenities, schools, and green spaces. Moreover, proximity to the River Hamble, marinas and Holly Hill Woodland Park add an additional layer of appeal, particularly for those with a love of nature and water-based activities. Don't miss out on the opportunity to make this your next home. Call us today to arrange a viewing and experience firsthand all this property and the location have to offer.



Sarisbury Green

Sarisbury Green is a village within the borough of Fareham, Hampshire. Surrounding villages include Swanwick, Park Gate, Locks Heath and Warsash.

Historically, Sarisbury Green was a settlement along the ferry crossing of the River Hamble. In circa 1800 Bursledon Bridge was constructed, largely replacing the ferry crossing, and the road to Park Gate was built, resulting in Sarisbury being placed on the main route between the cities of Portsmouth and Southampton. Proximity to the A/M27 remains a major benefit of the location to this day.

The River Hamble is renowned for its natural beauty and sailing facilities with miles of scenic river and coastal walks. It is an internationally famed centre of yachting and motorboats and boasts several marinas that offer extensive facilities for both residential and visiting yachtsmen.

The village offers two cricket greens, one alongside the A27 on Bridge Road and the other in nearby Allotment Road. Sarisbury Green is also the home of the highly popular Holly Hill Woodland Park, a historic parkland spanning approximately 30 hectares. Highlights include lakes, islands and waterfalls. Highly popular with families, ramblers and dog walkers alike, the area boasts beautiful woodland walks and designated picnic spots.

Schooling in the area is particularly attractive with the well regarded Sarisbury Infant School and Sarisbury Church of England Junior School in close proximity. The catchment school for 11-16 year olds is Brookfield Community School.

Sarisbury Green boasts excellent transport links via a train station in Swanwick, and the M27 motorway that links the neighbouring cities of Southampton and Portsmouth. Nearby Southampton Airport Parkway train station is popular with commuters; the journey time to London Waterloo is approximately 1 hour and 20 minutes.

Ground Floor Accommodation

Stepping in to the property, you will find an enclosed porch with space to de-boot and a cupboard to store your outdoor wear. A door opens into a magnificent entrance hallway, which is a light filled space benefitting from a front elevation window, situated alongside the staircase, leading to the galleried first floor landing. There are doors to principal rooms and internal access to the double garage complete with power and lighting. A brick-built fireplace and hearth truly set the tone for the residence ahead.

Double doors open into the living room boasting a superb inglenook fireplace making this a cosy and inviting retreat which is ideal for relaxing at the end of a busy day. There are windows to each side of the fireplace and a bay window to the front elevation looking over the property frontage.



The well-appointed kitchen breakfast room exudes rustic charm and comprises of a comprehensive range of solid wooden wall and floor mounted units with a worksurface over. There is space for a range cooker with a tiled back and brick surround and appliance space for an American style fridge freezer. Integrated appliances include a fridge, freezer and a dishwasher. A rear elevation window and French doors overlook and open out onto the garden and patio. A door provides access into the utility room, which comprises of matching wall and floor mounted units with a worksurface and a sink with drainer over. There is space and plumbing for a washing machine and further appliance space.





The dining room may be accessed from the entrance hallway or the kitchen and is a well-proportioned, light filled space with French doors opening directly onto the patio, offering a seamless transition from indoor to outdoor living.

The lovely family room is a versatile space that may be used for a variety of purposes depending upon your requirements. French doors open onto the patio.

The dwelling benefits from a study, with a side elevation window. Again, this is another versatile room that could be used for a number of purposes.

The ground floor accommodation is completed by a cloakroom, which is fully tiled to the walls and comprises of a wash hand basin and a low-level WC.



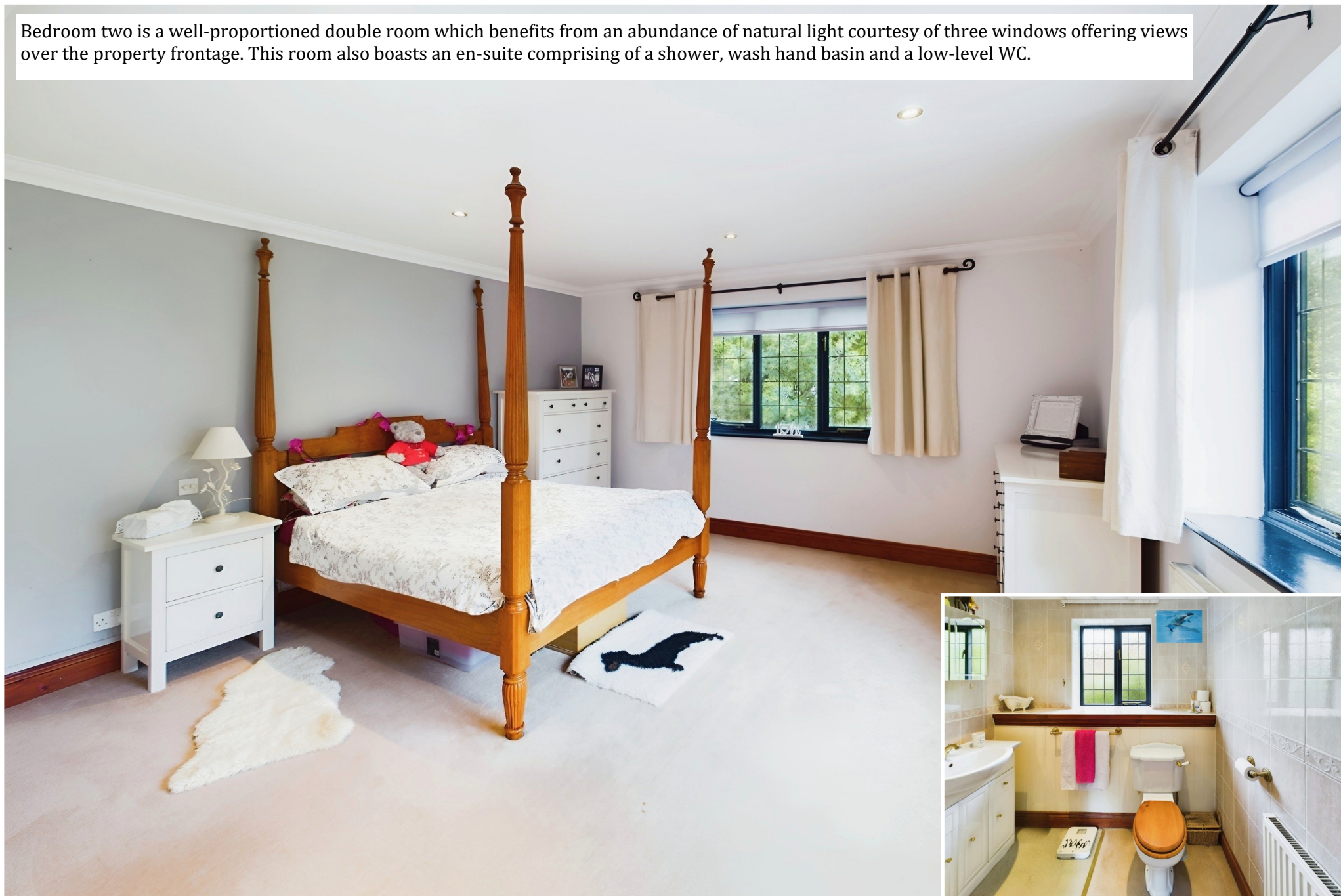
First Floor Accommodation

Ascending to the first floor, you are greeted by a beautiful galleried landing with a wooden balustrade and a window providing views over the property frontage. There are doors to principal rooms, a loft access point and a large linen cupboard with double doors.

Bedroom one, a true sanctuary, offers a large window to the front elevation and boasts a dressing room and en-suite bathroom. The dressing room presents fitted wardrobes to one wall with fitted drawers to the other. There is a rear aspect window. The larger than average en-suite comprises of a shower cubicle, panel enclosed bath, dual wash hand basins and a low-level WC.



Bedroom two is a well-proportioned double room which benefits from an abundance of natural light courtesy of three windows offering views over the property frontage. This room also boasts an en-suite comprising of a shower, wash hand basin and a low-level WC.





Bedrooms three, four and five are all double rooms with rear elevation windows and fitted wardrobes. The family bathroom is of good proportions. The four-piece suite comprises of a shower cubicle, panel enclosed bath, a pedestal wash hand basin and a low-level WC.



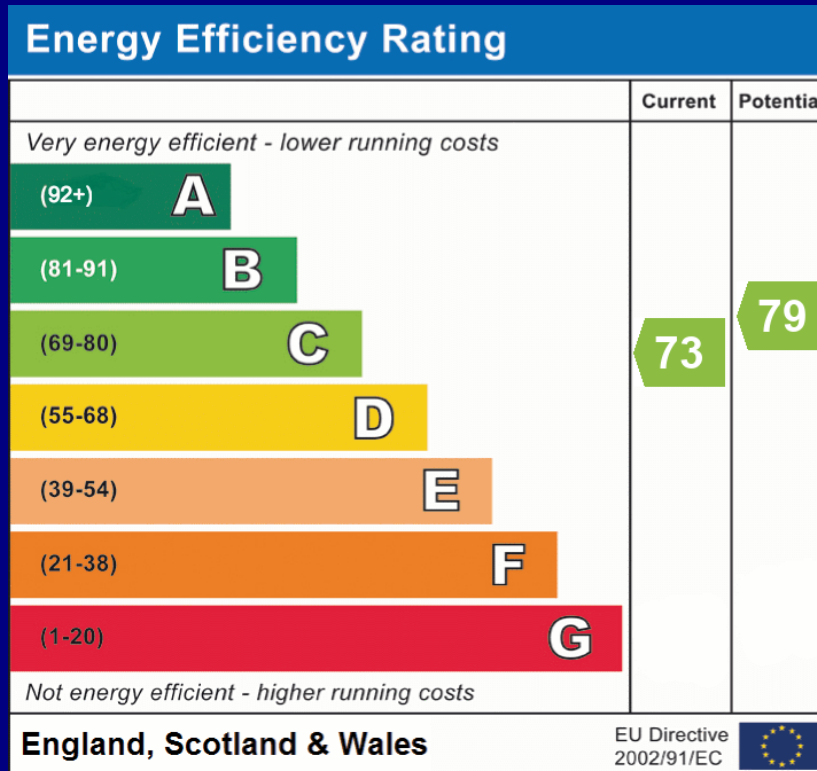


Outside

The property welcomes you through double electric gates, which open to reveal a sweeping, block paved driveway providing off-road parking for multiple vehicles and leading to a double garage with two up and over doors, one of which is electronically operated. There is pedestrian access into the rear garden from both sides of the dwelling, and a raised area, laid to lawn, with a retaining brick wall. Numerous plants and shrubs offer a splash of colour during the spring and summer months.

The beautifully landscaped rear garden is fully enclosed and largely laid to lawn with numerous planted borders hosting a vast array of established shrubs and trees. A paved patio, which may be accessed directly from the dwelling, provides an idyllic spot for outdoor entertaining and al fresco dining. Steps lead down to the main lawn and to further paved spaces which offer alternative shaded seating areas depending on the time of day.





COUNCIL TAX BAND: H - Fareham Borough Council.
UTILITIES: Mains gas, electricity, water and drainage.
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To arrange a viewing please contact us.

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