

Holly Hill Lane,
Sarisbury Green,
Southampton,
Hampshire.
SO31 7AE

850,000



- Three reception rooms to the ground floor plus sociable kitchen/breakfast room
- Two double bedroom en-suite's to the first floor plus family bathroom
- Stunning new patio area with pergola and wall mounted heaters - ideal for summer entertaining
- Large utility room off the kitchen with fitted cupboards and plumbing for the washing machine
- Highly desirable Holly Hill location, just over half a mile to the River Hamble
- Unique eco-friendly design with modern cost saving triple glazing and mechanical ventilation system



Ref: PRA12383

General Description

Truly individual SkandiaHus with South facing garden and wonderfully sociable layout. 3 receptions, 4 bedrooms - 2 ensuite and bespoke quality finish throughout

Accommodation

DINING HALL (28' 10" Max x 19' 11") or (8.80m Max x 6.08m)

Plain plastered ceiling with part vaulted ceiling open to galleried landing. Velux window, triple glazed windows to front. Stairs for first floor. Radiators, glass doors to kitchen and sitting room. Double sided fireplace with wood burning stove and wooden mantle.

Cloakroom/w.c (5' 9" x 5' 2") or (1.75m x 1.58m)

Coving to plain plastered ceiling, triple glazed obscured window to side, built in storage cupboard, low level WC with push button flush, pedestal wash hand basin, tiled flooring.

SNUG (12' 11" x 10' 2") or (3.94m x 3.09m)

Plain plastered ceiling, dual aspect triple glazed windows, radiator, wood effect laminate flooring.

Sitting room (21' 7" Max x 25' 7" Max) or (6.57m Max x 7.80m Max)

Coving to plain plastered ceiling, dual aspect triple glazed windows to front and rear plus 2 x French doors to side. Deep under stairs cupboard, double sided fireplace with wood burning stove and wooden mantle. Radiators.

KITCHEN BREAKFAST ROOM (21' 4" x 12' 11") or (6.50m x 3.94m)

Plain plastered ceiling with inset spotlights. Wall and base units with contrasting island unit, with matching granite work surfaces and upstands. One and a half bowl sink and drainer with mixer tap over. Miele double oven with warming drawer, four ring gas hob inset to worktop with fume hood over. Integrated dishwasher and bin drawer. Selection of clever storage solutions and pan drawers. Pop up socket in island unit, pantry cupboard, radiator, dual aspect triple glazed windows, tiled flooring.

Utility Room (10' 6" x 6' 6") or (3.19m x 1.98m)

Plain plastered ceiling, continuation of wall and base units with roll edge laminate work surface, stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Wall mounted boiler housed in cupboard, door to side, continuation of tiled flooring.

Gallery Landing (21' 3" x 12' 7") or (6.48m x 3.83m)

Plain plastered ceiling, Velux windows, glass balustrade, airing cupboard housing hot water tank, radiator.

Bedroom 1 (15' 3" x 11' 0") or (4.66m x 3.35m)

Plain plastered ceiling, recently fitted selection of wardrobes and built in furniture. Dual aspect triple glazed windows to side and rear.

EN - SUITE (11' 0" x 6' 8") or (3.35m x 2.04m)

Plain plastered ceiling, refitted suite comprising, double walk in shower with glass screen, low level WC with push button flush, wash hand basin set into vanity unit with cupboards under. Ladder style towel rail. Matching wall and floor tiles, triple glazed window to front with fitted shutters.

Bedroom 2 (17' 4" x 16' 3") or (5.28m x 4.95m)

Plain plastered ceiling, dual aspect triple glazed windows to front and side, built in wardrobe, radiator.

EN SUITE 2 (9' 5" x 5' 10") or (2.88m x 1.79m)

Plain plastered ceiling, obscured glass Velux window, Matki double shower with glass screen, low level WC with push button flush, wash hand basin inset to vanity unit, ladder style towel rail, tiled flooring.

Bedroom 3 (13' 0" x 10' 1") or (3.95m x 3.08m)

Plain plastered ceiling, triple glazed window to rear, built in wardrobe, radiator, loft hatch with built in drop down ladder.

Bedroom 4 (9' 0" x 7' 10") or (2.74m x 2.39m)

Plain plastered ceiling, radiator, built in wardrobe, Velux window.

Bathroom (10' 4" x 7' 8") or (3.16m x 2.34m)

Plain plastered ceiling, triple glazed obscured window to side, storage cupboard, ladder style towel rail. Suite comprising, Matki walk in shower with curved screen, low level WC with push button flush and concealed cistern, wash hand basin, tiled flooring and part tiled walls.

GARAGE (31' 4" x 15' 5") or (9.55m x 4.70m)

Timber garage with double doors to front, power and light, inspection pit (currently covered over), personnel door to side.

GARDEN

Mainly laid to lawn, with the majority of the garden to the side and benefiting from a southerly aspect. Large patio area with pergola, fitted electric heaters. Outside power sockets. Shrub borders. Access to front.

DRIVEWAY

Shingle driveway with shrub borders. Parking for several cars, outside car charging point.

Services

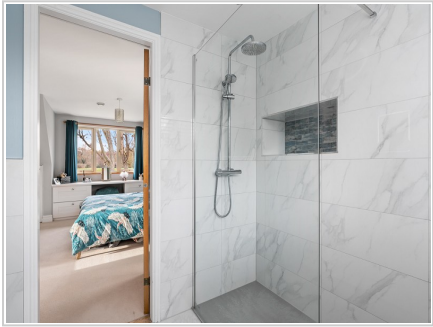
EPC Rating:76

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





GROUND FLOOR
1700 sq.ft. (158.0 sq.m.) approx.



1ST FLOOR
1108 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA: 2808 sq.ft. (260.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Himgo 6/2022

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.