Charters
PARK GATE

t: 01489 358888
www.chartersestateagents.co.uk



Holly Hill Lane, Sarisbury Green, Southampton, Hampshire, SO31 7AB



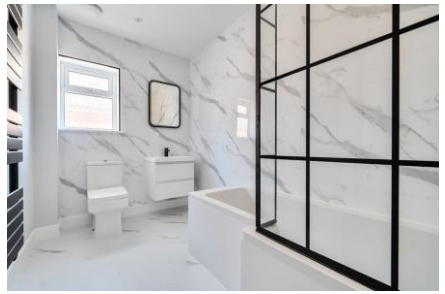


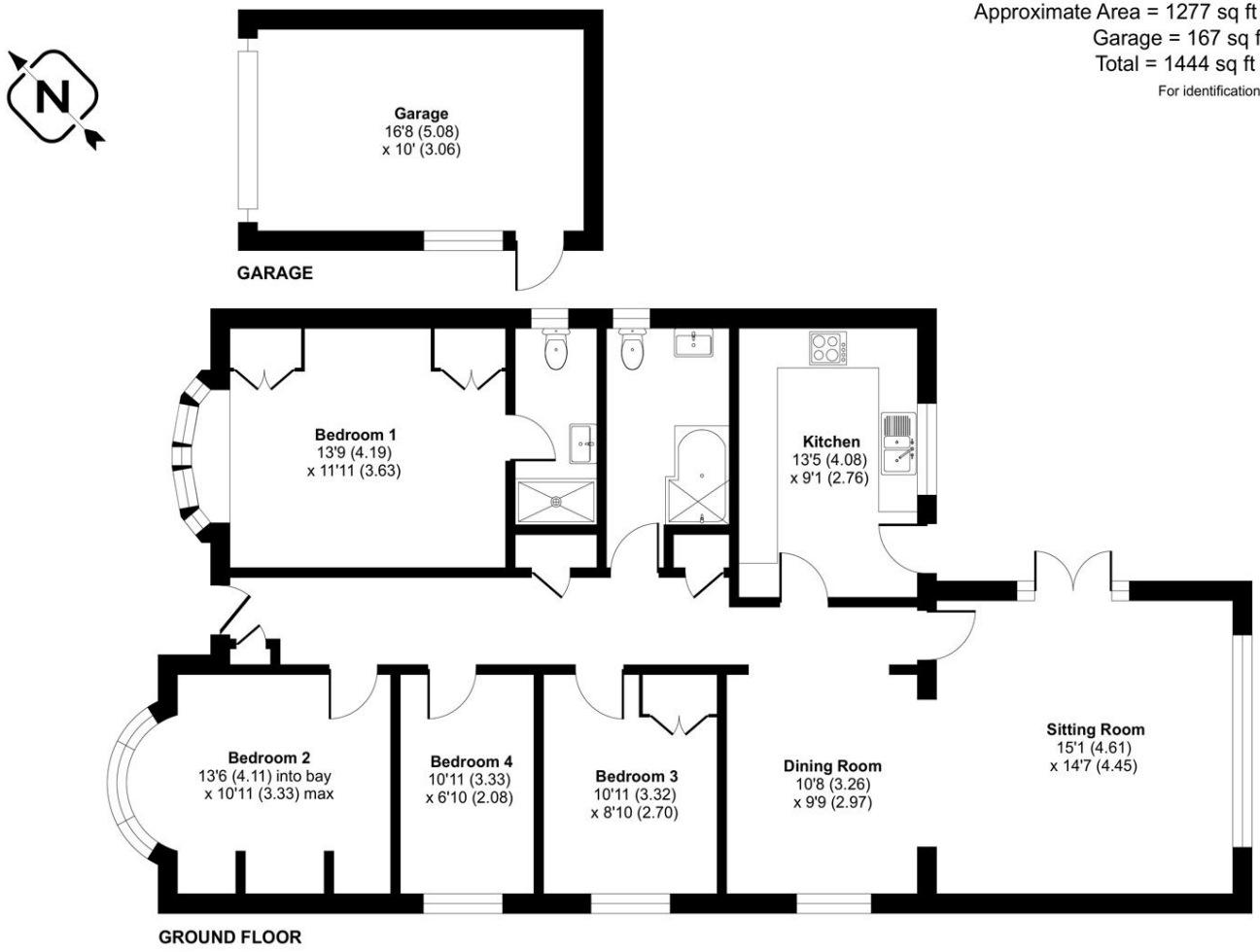


ACCOMMODATION

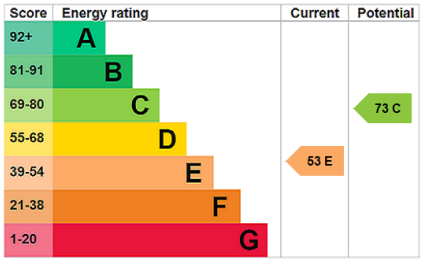
Situated on one of Sarisbury Green's most sought-after roads, this well-proportioned four-bedroom detached bungalow is ideally positioned on a generously sized plot offering flexible and versatile accommodation, making it an ideal home for families or downsizers alike. The welcoming entrance hall provides access to all principal rooms. To the rear of the property, the spacious sitting room enjoys French doors opening directly onto the garden, creating a wonderful space for relaxing or entertaining. Adjacent is a separate dining room, ideal for family meals and formal occasions, whilst the newly re-designed fitted kitchen has been finished to an exceptional standard, offers ample worktop and storage space with a convenient external door providing side access. The property boasts four well-sized bedrooms, with the impressive principal bedroom benefiting from built-in wardrobes. Bedroom two is a generous double featuring an attractive bay window allowing an array of natural light to fill the room, whilst bedrooms three and four provide excellent flexibility as children's bedrooms, guest accommodation or as an office/study room. The bungalow is served by a smart and sleek three-piece family bathroom, with the principal bedroom also benefiting from an en-suite shower room, offering practicality for busy households. Externally, the property enjoys a private rear garden with plenty of space to relax and entertain including laid lawn and a well-proportioned patio seating area to enjoy al fresco dining. Together with a detached garage and driveway parking providing excellent storage and an abundance of off-road parking.

Approximate Area = 1277 sq ft / 118.6 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 1444 sq ft / 134.1 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Charters Estate Agents Limited. REF: 1493980



Scan the QR code to find out more information about this property.

SITUATION

Sarisbury Green is an attractive village located just a short distance from the River Hamble. At its heart is the quintessential village green which is located opposite the church of St Paul. The green plays host to cricket matches as well as other community events including the annual village fete. The green also accommodates a play park, tennis courts and community centre. A fairly recent addition to the local area is Holly Hill Leisure Centre. This state-of-the-art facility hosts two swimming pools and a gym with over 100 stations. The surrounding countryside provides further leisure pursuits, such as leisurely walks through the scenic Holly Hill Nature Park which in turn provides access to an abundance of sailing and water sports options along the banks of scenic River Hamble and the Solent beyond. For day to day amenities there is a local convenience store, takeaway and a hairdressing salon opposite the green. More comprehensive amenities can be found at Locks Heath shopping centres with Waitrose and its parade of other shops under 2 miles away. The village also boasts its own well regarded primary and infant school which feeds in to Brookfield Secondary. There is also a wealth of private educational facilities within the area.

Charters
PARK GATE

t: 01489 358888
www.chartersestateagents.co.uk



SPECIFICATION

- Four Bedroom Detached Bungalow
- Positioned On One Of Sarisbury Green's Most Sought After Roads
- Newly Re-designed Kitchen
- No Forward Chain
- Generously Sized Plot With An Abundance Of Off Road Parking Available
- Detached Single Garage



LOCAL AUTHORITY

Fareham Borough Council, Fareham
Council Tax Band E

ASKING PRICE £675,000

TENURE

Freehold

Disclaimer Property Details: The information provided is for guidance only and does not form part of any offer or contract. Prospective purchasers should verify all details themselves, including measurements, services, appliances, and fittings. No detailed survey has been carried out. Employees of this firm cannot provide any representation or warranty regarding the property. Following acceptance of an offer, ID verification is required in line with Anti-Money Laundering Regulations. This is carried out by a specialist third-party provider at a cost of £60 (inc. VAT) per purchaser, payable once the offer is agreed and before the sales memorandum is issued. This fee, per purchaser, is non-refundable. For Referral Fee Disclosure, please visit: www.chartersestateagents.co.uk/compliance

39A, Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
parkgate@chartersestateagents.co.uk