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BROOK
INDEPENDENT
ESTATE AGENTS



32 Holly Hill Lane

Sarisbury Green, Southampton, SO31 7AD

£750,000



The property has remained in the same occupation for many years, a rare gem to the market. It has a great deal of character and charm and a warm, welcoming feel one would expect from a property that has served well as a homestead for many years. As is the beauty with level living property it is incredibly versatile and adaptable. All rooms are accessed from the central reception hall which has excellent storage. The living room diner is a lovely size with plenty of space for lounge furniture arranged to enjoy the gardens and in the warmer months the double glazed bifold door allows one to enjoy the birdsong from the comfort of an armchair. The living room is open plan to a substantial dining area with ample room for a dining table. The kitchen is a good size offering plenty of preparation space and storage plus room for a breakfast table. There are two well proportioned double bedrooms both with a good array of fitted wardrobes, bedroom one has the added advantage of French doors out to the patio. There is a WC and smart shower room with contemporary sanitaryware. It's a lovely secluded property surrounded by mature shrubs and stunning magnolia trees as it stands, however it does also represent an opportunity, a blank canvas for one to enhance and extend stp to provide bespoke living in the most idyllic situation. And aside from the spacious, light, versatile interior, it's the gardens that are so appealing. This is a homestead which subtly depicts an era; and with current life as it is – this style of living is becoming very sort after. Not only is there plenty of multi-use space inside, the gardens are a pleasure to enjoy, a lifestyle. To the rear one looks over a large patio to established foliage , bordered by perennials offering burst of colour and interest throughout the seasons. There is a detached garage come workshop and excellent driveway parking for numerous vehicles



Entrance Hallway

Kitchen/Breakfast Room

Lounge 14'5 x 13' (4.39m x 3.96m)

Dining Area 11'3 x 9'10 (3.43m x 3.00m)

Bedroom One 13' x 10'2 (3.96m x 3.10m)

Bedroom Two 10'5 x 7'9 (3.18m x 2.36m)

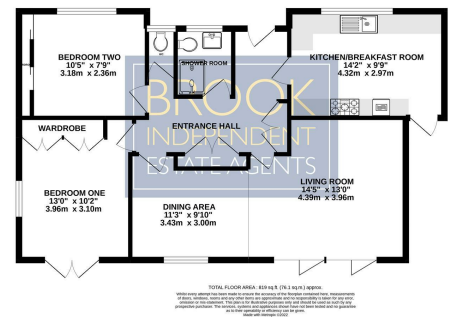
Shower Room

Area Map

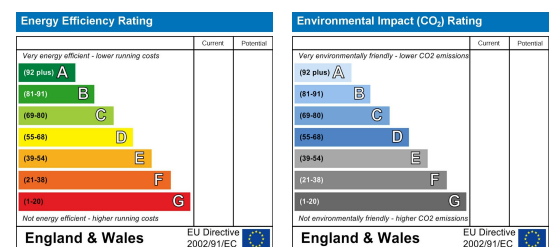


Floor Plans

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



Energy Efficiency Graph



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