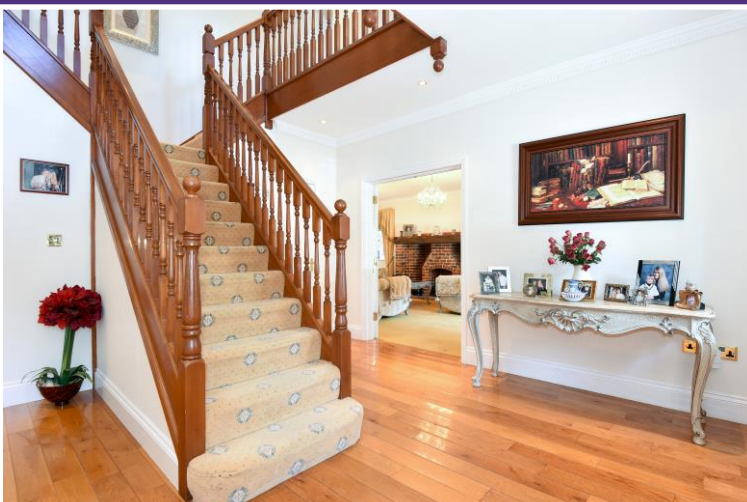


2 Silvertrees | Southampton

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- A BEAUTIFULLY PRESENTED EXECUTIVE DETACHED FAMILY HOME EXTENDING TO 4300 SQFT
- FABULOUS BESPOKE KITCHEN/ DINING/ FAMILY ROOM WITH FULLY INTEGRATED APPLIANCES
 - LIVING ROOM WITH INGLENOOK FIREPLACE, STUDY AND FAMILY/ DINING ROOM
 - MASTER SUITE WITH DRESSING ROOM AND EN-SUITE
- FIVE FURTHER BEDROOMS, ONE FURTHER EN-SUITE AND FAMILY BATHROOM
 - WALL ENCLOSED AND ACCESSED VIA ELECTRIC GATES
- SECLUDED AND ENCLOSED REAR GARDEN BENEFITTING A SOUTHERLY ASPECT
 - DETACHED GARAGE AND OFFICE



Set in arguably one of the most desired and prestigious locations in Sarisbury Green, is this beautiful and immaculately presented executive home built by a local builder offering in excess of 4300sq ft of superb accommodation organised over three levels providing versatile and impressive space for entertaining and family living.

The property is accessed via security gates with a paved driveway providing parking for several cars and access to the detached double garage, office and property. There is a welcoming reception hall with oak flooring and access to all the principal rooms which consist of sitting room overlooking the front and rear aspects with French doors out to the rear garden with and Inglenook fireplace. There is a study to the front of the property and family room which could make a fabulous dining room overlooking the front aspect. There is a fabulous Kitchen/ Diner superbly appointed with a bespoke kitchen benefitting integrated appliances. Double doors open out to the garden making this room the central point for any party, summer or winter. A utility room and cloakroom complete the accommodation on the ground floor.





On the first floor there is a spacious galleried landing. The master suite benefits a separate dressing room and en-suite shower room. The second bedroom also benefits an en-suite and fitted wardrobes. There are two further double bedrooms and modern family bathroom. On the second floor there are two further bedrooms and subject to planning consent scope to extend further completing the internal accommodation. The property is enclosed by brick wall and to the rear there is a very well proportioned garden which is predominantly laid to lawn with well stocked shrub borders and further benefitting a Southerly aspect.

The desirable location of Holly Hill Lane, Sarisbury Green. Holly Hill lane has an envious position next to Holly Hill Woodland Park nature reserve which has an abundance of wildlife and walks to the shore. The Universal Marina offers moorings for boats on the river Hamble and an array of recreational opportunities. A short walk away is a cricket ground with childrens play area, tennis courts and community centre. Sarisbury Green is situated within easy reach of the A27 and also the M27 motorway. There are a host of reputable primary and secondary schools close by.

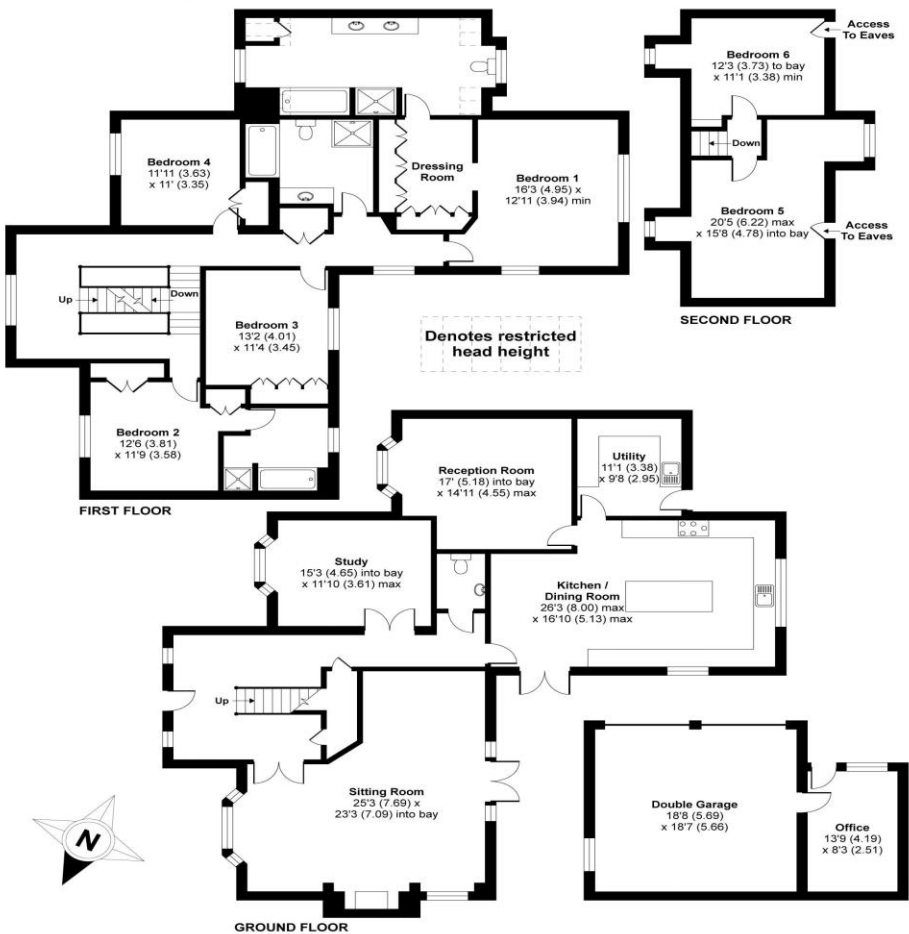






Holly Hill Lane, Sarisbury Green, Southampton, SO31

APPROX. GROSS INTERNAL FLOOR AREA 4362 SQ FT 405.2 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE / OFFICE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Ravensworth 01670 713330

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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D	56	59
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		