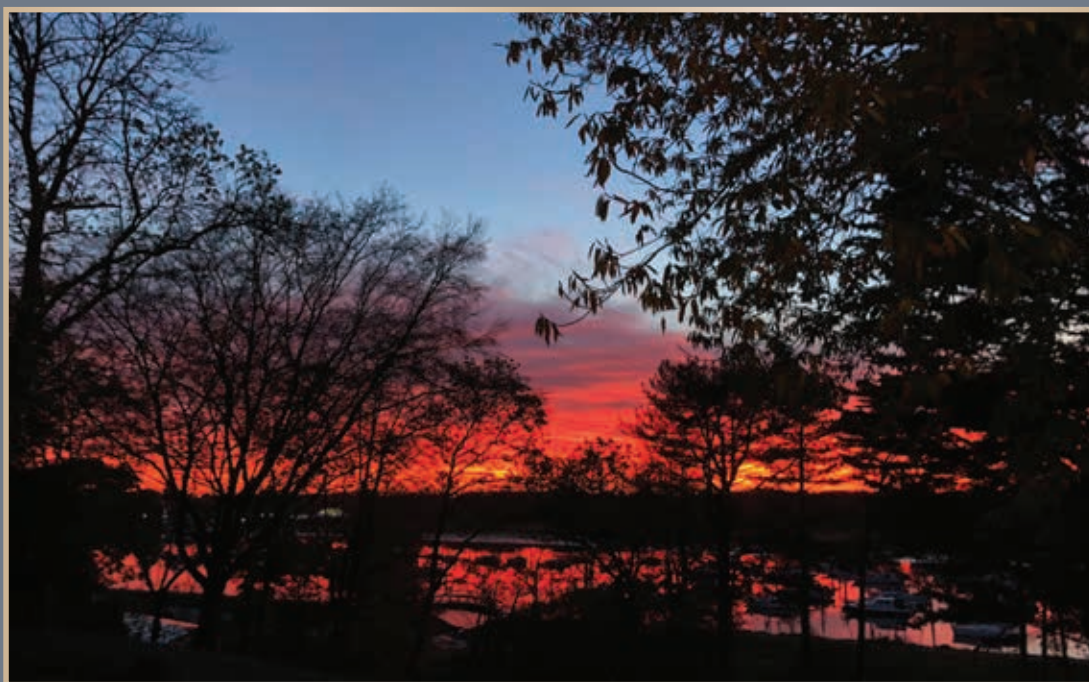


HOLLY HOUSE



SARISBURY GREEN | HAMPSHIRE



HOLLY HOUSE

SARISBURY COURT | SARISBURY GREEN | HAMPSHIRE

Southampton 8 miles | Southampton Airport and Train Station 9 miles (London Waterloo from 75 minutes) | Winchester 19 miles
(All distances and times are approximate)

‘A stunning 11,000 sq ft individually designed home, set, elevated, in arguably the finest position on the banks of the river Hamble, one of the most sought after areas in Hampshire’

Ground floor: Entrance hall | Indoor swimming pool | Dining room | Music room | Cinema room snug | Kitchen/breakfast room and family room
Playroom | Bar/games room | Wet room | Gym | Triple garage | Utility room | Coat/boot room | 2 cloakrooms | Double and triple garages

First floor: Master suite with dressing area and bathroom | 3 further bedroom suites with bathrooms
2 further bedrooms with Jack and Jill bathroom | Games room | Office/board room | Pilates suite

Separate 3 bay garage with potential staff/guest flat above

Extensive rear terrace across the whole of the back of the house (3,500 sq ft) for entertaining with full BBQ/fridge/kitchen and oversized hot tub

Tennis court | Landscaped gardens | Woodland | Chicken run | Greenhouse | Store shed

Private and exclusive pontoon into own part of the River Hamble with twin lifting docks

Landscaped gardens and grounds of about 2.75 acres



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

SITUATION

Holly House, situated at the end of the private estate, offers the very best of living enjoying a peaceful yet convenient setting in ‘Sarisbury Court’, the most prestigious residential area of the borough, with grounds backing onto the Hamble.

Sarisbury Green, with its beautiful historic parklands, lies adjacent to the River Hamble, and the south coast of Hampshire, between Southampton and Portsmouth. The house is ideally placed to take advantage of the world renowned yachting on the Solent and other water sports in the area.

Local shops and amenities are excellent and all within easy reach of the property. More comprehensive shopping and leisure facilities can be found in nearby Southampton and Portsmouth.

Excellent communications with the M27 connecting to the M3 and Bursledon Station providing regular access to Southampton and Portsmouth.

Southampton International Airport provides for an increasingly diverse number of destinations. Southampton Airport Parkway station (10 minute drive) also provides a fast train to London Waterloo.



HOLLY HOUSE

Holly House is a totally unique property, extended and rebuilt by the current owners in 2016/17 to offer unrivalled living on the banks of the world renowned River Hamble. Both traditional and modern materials enhance this home, giving a light, spacious and open feel to maximise the views over the extensive terrace, gardens and to the water beyond. The property is ideal for both comfortable family living as well as entertaining. The property which has a New England style is built of brick and is arranged over two floors. The majority of the rooms have amazing views to the water from the large windows and bifold doors across the whole ground floor for outdoor living.

The property has the benefit of the following features:

- Underfloor heating through ground floor.
- Automatic outdoor lighting system and garden.
- 500mb fibre optic direct to house.
- Custom walnut and porcelain flooring throughout.
- Sonos central speaker system throughout including rear deck areas.
- Smart televisions throughout.
- 16 camera bespoke CCTV system to house and grounds plus two further on pontoon and red care digital alarm system.



From Sarisbury Court, through smart electric gates, the driveway, flanked by post and rail fencing, leads to the huge parking area. A feature on this facade of the property is the courtyard with unique corten steel water feature. The front doors lead into a spacious hall giving an incredible view of the river over the stunning indoor swimming pool with its full safety cover and custom environmental system. This has full width bifold doors leading out to the deck. The dining room is off the hall with full width bifold doors. Opposite, around the central fireplace, is a snug/music room. A custom built cinema/snug room with fibre optic ceiling also sits off the main hall. The kitchen, which features bespoke handcraft joinery and Miele appliances, has a dining area and family living room. Again, these lead out to the deck and river beyond through full width bifold doors. Just beside the kitchen is a playroom, beyond is a utility room and boot room. There is a separate WC and corridor that leads to a double internal garage, above which is a games room.



To the other side of the swimming pool is the bar and pool room. An amazing space which has full width bifold doors, a huge lantern and incredible joinery, creating a fabulous space

for entertaining or watching sport. Beyond is a full gym and door into the triple internal garage. Up the stairs above this area is the huge home conference/office room. On the

other side of the landing is a room currently used as a pilates studio.





Back in the central part of the house, a stunning bespoke staircase takes you past a huge wall of stone to the cedar vaulted galleried landing. Off this is the master suite

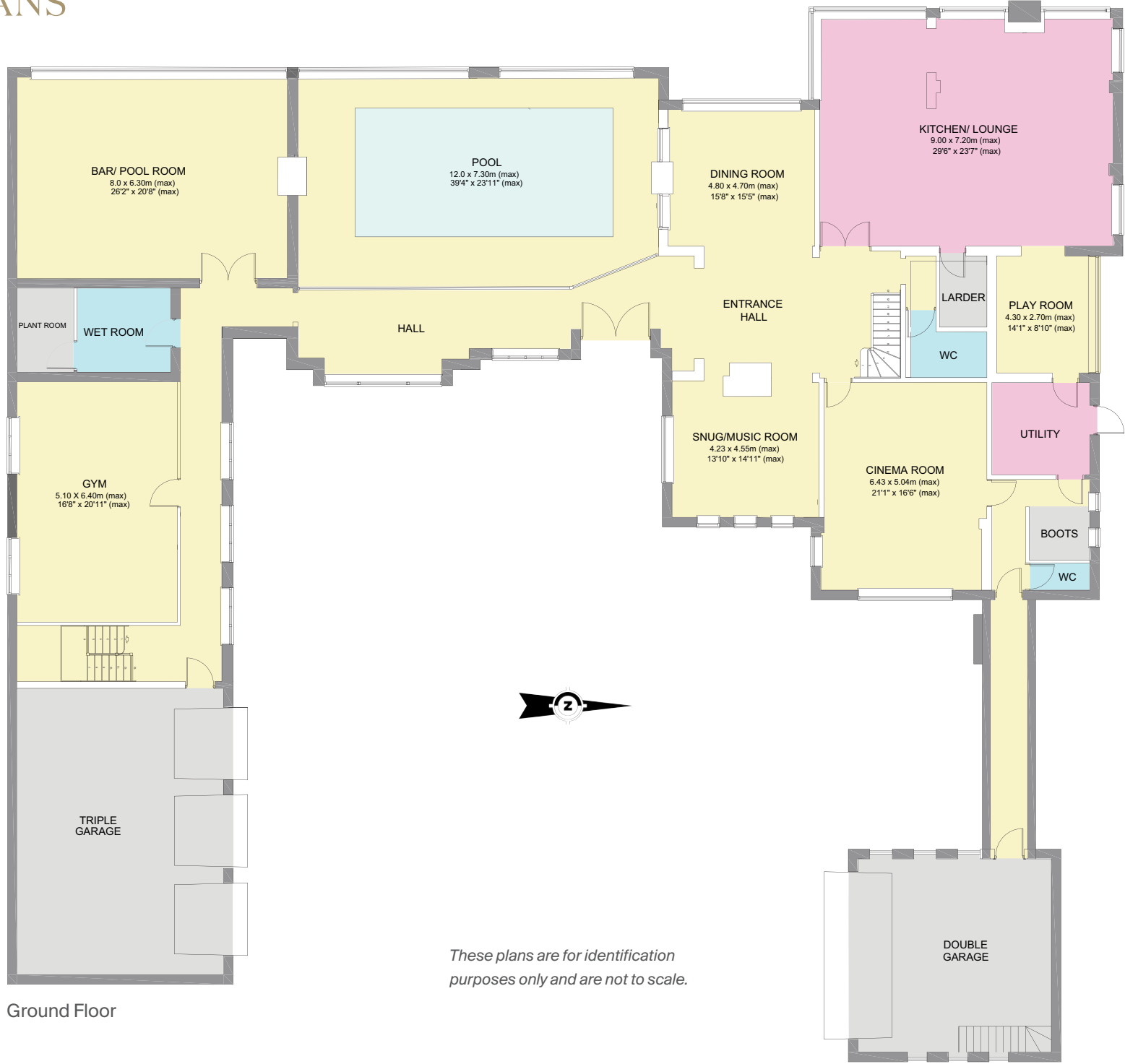
with its vaulted cedar ceiling, own balcony with panoramic view over the Hamble, dressing area and a bathroom featuring a steam room and Jacuzzi. There are three

further very well appointed bedroom suites. Each with their own bathroom and two with their own snug area. All three have full width windows looking out onto the Hamble. Two

other superbly designed guest bedrooms on the side of the house share a bathroom. One has its own balcony and both view the courtyard.



FLOOR PLANS



These plans are for identification purposes only and are not to scale.

Ground Floor



- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

First Floor



Accessed from the main driveway is the 2,000 sq ft triple garage complex with a huge roof area that has been left for the buyer to

decide whether it should be further guest suites, staff accommodation or an annex.



GARDENS AND GROUNDS

These are a feature of the property and provide privacy. On the western side of the property is the deck that stretches across the whole property, a superb summer entertaining area, with its full BBQ/fridge/ kitchen, oversized hot tub and fire pits. Steps lead down to a large area of astroturf and then leads out to the main river. Here there are twin lifting docks for jet skis.



steps continue into the garden, around the all weather tennis court and the start of the private pontoon, which has a further seating area, ideal to watch the sun setting over the water. The fully illuminated pontoon leads out into the waterway that the house owns that then leads out to the main river. Here there are twin lifting docks for jet skis.





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LOCAL AUTHORITY

Fareham Borough Council. Tel: 01329 236100.

SERVICES

Mains water supply and electric. Drainage via a sewage treatment plant. Two air source heat pumps and an oil fired boiler.

SECURITY SYSTEM

- The security system is integrated with the same single platform and consists of intruder alert
- Alarm, CCTV, door entry, security lighting and electrically operated curtains and blinds. The CCTV system has 14, 1080p cameras with night vision and give complete coverage of the property, and the cameras can be used to trigger alerts. As the alarm is integrated with the Control4, email or text alerts can be sent and can contain images from the CCTV. The door entry has a station at the gate, which can be answered from the house on any of the touch screens, or from a mobile phone when the property is empty.

FIXTURES AND FITTINGS

A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

DIRECTIONS

Postcode – SO317AH

From the A27 take Barnes Lane beside the cricket pitch. Proceed right onto Holly Hill Lane and continue to a right fork marked by a sign with Sarisbury Court. Take this right hand turning and proceed to the end of the private lane where you will find the large stone walls and hardwood gates into Holly House.



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