



BYEWAYS

SARISBURY GREEN, HAMPSHIRE

JACKSON-STOPS



BYEWAYS, HOLLY HILL LANE, SARISBURY GREEN, HAMPSHIRE SO31 7AH

AN EXCEPTIONAL COUNTRY HOUSE IN THE LUTYENS STYLE, TOTALLY RENOVATED TO EXACTING STANDARDS CLOSE TO THE RIVER HAMBLE AND FORMING PART OF AN EXCLUSIVE PRIVATE ESTATE



DISTANCE

Southampton 8 Miles

Portsmouth 14 Miles

Winchester 20 Miles

Chichester 26 Miles

London 83 Miles

About 5919 Sq Ft

- Entrance Hall
- Drawing Room
- Sitting Room
- Study
- Playroom
- Kitchen/Family/Dining Room
- Cloakroom
- Utility/Boot Room
- Plant Room
- Principal Suite – Bedroom, Balcony, Dressing Room, Bathroom
- 2 Further Suites, both with Dressing Rooms and Adjoining Shower Rooms
- Bedrooms 4 and 5
- Family Bathroom
- Garaging
- Inspection Pit
- Landscaped Gardens
- About 0.75 of an acre



THE LOCATION

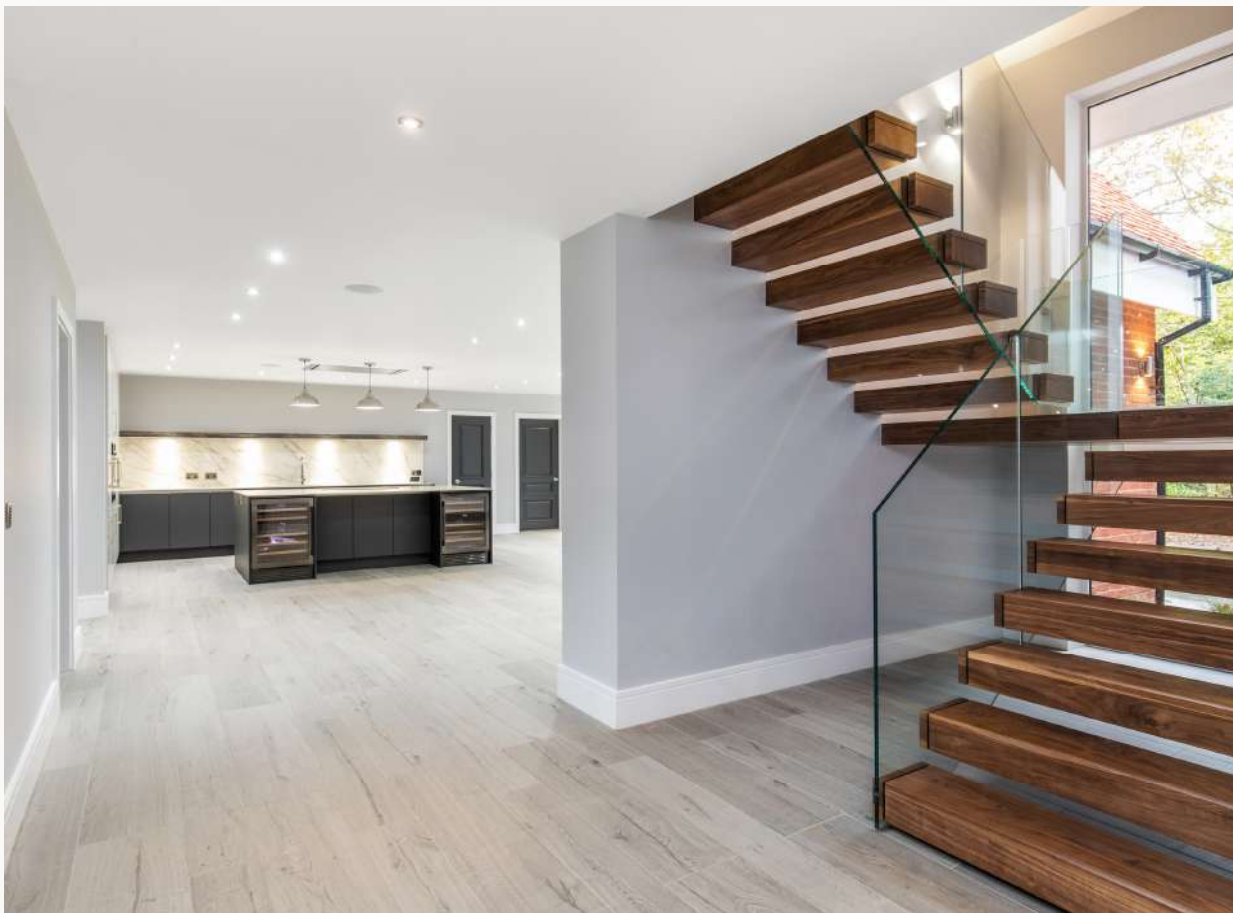
Sarisbury Green lies on the eastern side of the River Hamble on the immediate south side of the M27 between Junctions 8 and 9. Ideally placed for Fareham, Southampton and Portsmouth, there is a local station at Swanwick and at Junction 5, Parkway Station for London Waterloo and Southampton International Airport. The Hamble is world renowned for its sailing, there are various marinas close by, superb sailing in Southampton Water and around the Isle of Wight.

THE PROPERTY

Byeways is a remarkable country house in the Lutyens style that has been completely reconstructed to the highest possible standards using quality fittings throughout and 21st century technology. Please read the comprehensive specification and see floor plans.

DIRECTIONS (SO31 7AH)

Leave the M27 at Junction 8. Take the A3024 exit to Southampton (E) /Hamble. At the roundabout, take the first exit onto Dodwell Lane turn right to stay on Dodwell Lane, turn left onto Bridge Road/A27. After just under one and a half miles at the top of the hill turn right onto Barnes Lane, immediately and take first right hand turning into Holly Hill Lane. Continue for about one mile passing the sign to Universal Marina. After a short distance the road forks at the sign for Sarisbury Court. Take the right hand fork and stay on this lane. The entrance to Byeways will be found on the left hand side.



Approximate Gross Internal Area = 501.9 sq m / 5402 sq ft
(Excluding Void)
Garaging = 48 sq m / 517 sq ft
Total = 549.9 sq m / 5919 sq ft



Reduced headroom below 1.5m / 5'0"

First Floor



Ground Floor



INTERNAL SPECIFICATION

KITCHEN

Furniture: Contemporary design with Porcelain worktop, complemented by a contrasting island unit. Stainless steel sink and taps.

Appliances:

90 Flex Induction hob, flush mounted ceiling extraction, two Gaggenau integrated ovens, Siemens microwave/combination oven, two Siemens integrated dishwashers
Siemens integrated combination fridge/freezer, two Caple wine fridges, Quooker Flex tap.

UTILITY AND LAUNDRY ROOMS

Furniture, worktops and sink to match kitchen design and plumbing provided for separate washing machine and condensing tumble dryer (all for purchaser to provide)

BATHROOMS, EN SUITES AND WCS

Sanitaryware: white throughout with chrome fittings and complementary vanity units.

Showers: screens/enclosures/doors where fitted are in toughened glass with chrome fittings and flush wet room shower trays.

Towel radiators: chrome, ladder style to all bathrooms and en suites, with towel rails to WCs.

Tiling: Complementary wall and floor tiles to all bathrooms, en suites and WC's.

HEATING

Heating is provided via air source heat pumps zoned underfloor heating to all areas on the ground floor with wall hung high performance powder coated aluminium radiators to the first floor. Within the hard tiled bathroom and ensuite electrical underfloor heating is provided. In addition, drawing room fitted with a modern Stovax studio 2 cassette wood burning fire with dark slate surround and hearth.

FLOORING

Porcelain tiles run throughout the ground floor, carpets to bedrooms, dressing areas and first floor hall and landing, tiles to bathroom and en suite.

STAIRCASE

A bespoke cantilevered, floating stair is provided with walnut treads and half landing with glass balustrade.

INTERNAL DOORS

Panelled solid timber fire doors throughout with a painted finish and brushed chrome fittings.

SKIRTING AND ARCHITRAVES

Bespoke oversized, profiled skirting and architraves have been used throughout the property.

LIGHTING

A lighting design has been installed utilising both pendant lighting and down lighters throughout the property and is flexible for future automation and expansion.

The cabling design in this project has been carefully thought out to ensure a wide variety of home technology solutions can be installed. Wiring consists of SCP HDBaseT certified Cat6 and SCP CAI approved FP100 coax.

Control 4 has been selected because of its simple and easy to use interface, along side superior product reliability. The products installed allow the end user to have full control of:

- 4x audio zones
- 32 lighting circuits
- 8 UHF heating zones
- 4x 5 mega pixel cctv cameras
- Control 4 door intercom

The house also benefits from a fully comprehensive wifi network supported by BT's 300mb fibre optic broadband.

EXTERNAL SPECIFICATION

BUILDING MATERIALS

All roofing areas were constructed via “on site” traditional cut roof. Suspended first floor with MF ceiling below. Roof tiles are traditional clay plain tiles. Flat roof areas fully insulated with traditional lead covering. Rainwater goods are black UPVC half round, deep flow profiles with down pipes to match. External windows are high performance modern powder coated aluminium. Powder coated aluminium bi-folding doors have been used to access principle external social spaces and to provide a light and airy living space.

TERRACES

External balustrade screens and venetian balconies are of toughened glass. Decking to external Master balcony in composite deck system with proprietary aluminium support framework.

EXTERNAL LIGHTING AND POWER

External lighting together with waterproof sockets had been provided around the perimeter of the property via the use of up/down lights on external walls together with bollard and brick lights to driveway/paths and terraces.

BOUNDARIES

Property boundaries are defined by a mixture of fencing and planting as is appropriate it this private setting.

LANDSCAPING

The property sits within a $\frac{3}{4}$ acre garden professionally landscaped designed and constructed to provide a flexible and manageable framework utilising and incorporating existing trees hedges and shrubs together with, extensive new box hedging, a mix of decorative trees, shrubs, annual bedding plants and ornamental grasses. Hard landscaped areas have been created using a mixture of natural stone, porcelain and modern composite decking to provide a palette of finishes and private entertainment areas.

GARAGING

Garaging for 2 plus cars is provided with a large automated sectional up and over door. Internally the garage floor is finished with a fully sealed resin floor incorporating a boarded access pit.





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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