



THE  
COUNTRY  
HOUSE  
COMPANY  
Sales | Lettings | Management

Crableck Lane, Sarisbury Green, Hampshire

A unique and stylish residence positioned within approx. 4.5 acres of grounds around a magnificent lake and within walking distance of the River Hamble.



### Mileages (approximate)

Bursledon - 0.7 miles  
Hamble - 1.3 miles  
Swanwick - 1.5 miles

### Summary of Features

**Stunning location within walking distance of the River Hamble.**

**Luxurious accommodation with magnificent outlook.**

**Rewired, replumbed, new kitchens, new bathrooms and Bang and Olufsen sound system.**

**Solar panels.**

**Further potential to extend (stpp).**

**Easy access to road and rail networks for commuters.**

**Local Marina on the River Hamble for sailing enthusiasts.**

### Description

A stunning detached residence which has been significantly refurbished by the current owners and is set within superb private grounds of approx. 4.5 acres with spring fed trout lake.

The property was previously run as a commercial enterprise and is currently configured as three



luxurious units. With its residential status it could, in our opinion, be easily arranged to provide an elegant principal residence with ancillary accommodation.

The property has been rewired and replumbed with new bathrooms, kitchens, heating, lighting and Bang and Olufsen sound system throughout. In addition to the current living space, which extends to approaching 3,000 sq. ft, there is a substantial basement area of over 1,500 sq. ft which (subject to planning permissions) could also be converted.

### Outside

The grounds are magnificent and centred around a lake which is currently stocked with

several varieties of trout. The lake provides a gorgeous outlook to be enjoyed from many of the rooms in the house and from the substantial veranda that fronts it.

### Situation

Positioned in arguably the most sought-after address in the locality with access to The River Hamble along the lane. The area is renowned for its natural beauty and sailing facilities, local nature reserves and restaurants (Bistro 8 within a short walk), schools, shops and in addition, there are excellent commuter links to the M27/M3 via junction 8, train services from Bursledon, Southampton Parkway and Eastleigh plus flights to Europe from Southampton Airport.

**Services:** Mains electricity and water. Private drainage (septic tank) and LPG gas central heating.

**Local Authority:** Fareham Borough Council.

**Tenure and Possession:** The property is offered for sale Freehold.

### Viewing:

Strictly by appointment with The Country House Company. Tel; 02392 633026

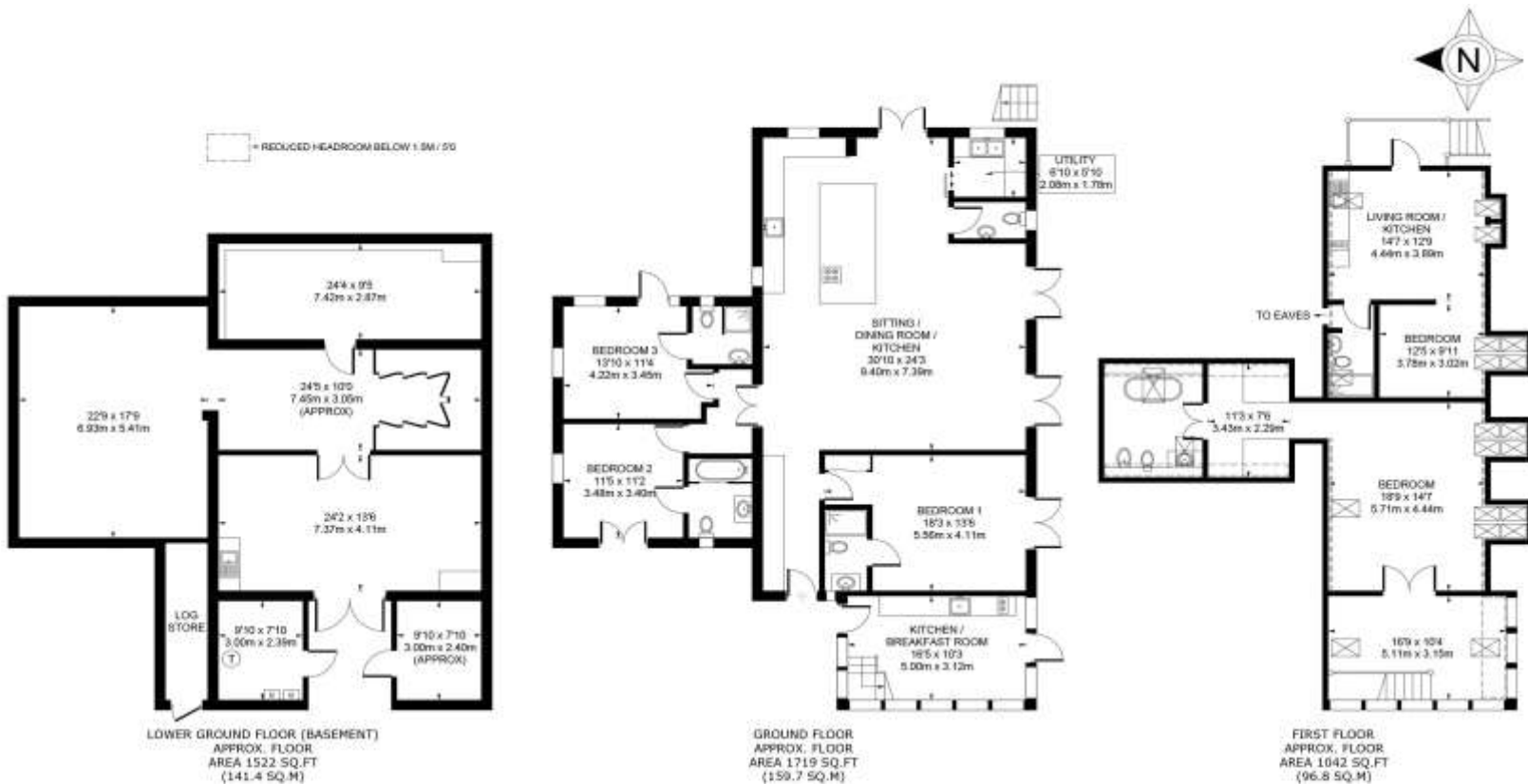
Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.



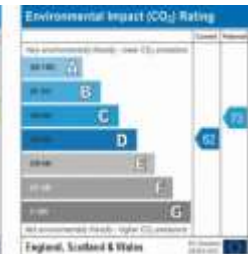
### Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2018. Interior photos 2018



TOTAL APPROX. FLOOR AREA 4283 SQ.FT (397.9 SQ.M)  
(INCLUDING BASEMENT)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
floorplansUsketch 2018 (ID 498987)



The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

02392 632 275

sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk

The Country House Company regulated by RICS. S.P. Crossley MRICS FARIA, R.N. Crossley

