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ESTRIDGE CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8FN



DELIGHTFUL FOUR BEDROOM SEMI-DETACHED PROPERTY NESTLED IN A POPULAR CUL-DE-SAC WITH A DRIVEWAY, GARAGE, ENCLOSED REAR GARDEN AND A PEDESTRIAN GATE LEADING TO LOWFORD VILLAGE. OFFERED WITH NO FORWARD CHAIN.

Guide Price £300,000 Freehold

This delightful four bedroom semi-detached property is situated conveniently for Lowford Village amenities, which include a community centre, library, café, convenience store, public house and takeaways. Bursledon Infant and Junior Schools are under half a mile away on foot. Regular bus services run between Southampton and Portsmouth City Centres via Lowford Village and junction 8 of the M27 lies approximately 1 mile away.

Neutrally decorated throughout, the ground floor comprises of a porch, lounge/diner, kitchen and cloakroom. On the first floor are four well-proportioned bedrooms and a family bathroom. Externally, there is a garage and driveway providing off-road parking. At the rear of the property is an enclosed, split-level garden.

Key Features

- Four Bedroom Semi-Detached House
- Lounge/Diner
- Garage
- Driveway
- Enclosed Rear Garden
- Close To Local Amenities



Approximate total area⁽¹⁾

1019.67 ft²
94.73 m²

Reduced headroom

3.41 ft²
0.32 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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The Local Area

Bursledon is a picturesque village situated on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Located within the borough of Eastleigh and close to the city of Southampton, Bursledon has a railway station, marina, dockyards and the Bursledon Windmill. Nearby villages include Swanwick, Hamble-le-Rice, Netley and Sarisbury Green.

Old Bursledon is one of the Hamble's best-kept secrets. The River Hamble is an internationally-famed centre of yachting and motorboats, and boasts several marinas that offer extensive facilities for both residential and visiting yachtsmen. The village has close ties to the sea. The Elephant Boatyard located in Old Bursledon dates back centuries and is where some of Henry VIII's fleet was built. Submerged remnants of the fleet can be found in the River Hamble. The village, particularly the Jolly Sailor pub and the Elephant Boatyard, were used as the primary filming venue for the 1980s BBC TV soap opera *Howards' Way*.

Bursledon's waterside location and woodland surroundings made it a natural location for building wooden ships. Numerous vessels were built for the Royal Navy at private shipyards at Bursledon. By the 1870s, the shipbuilding trade had disappeared from Bursledon and the main industry was arable agriculture, particularly the growing of strawberries.

Bursledon Windmill was built in 1814. The mill is a five storey tower mill with a stage at first floor level. The four Common sails are carried on a wooden windshaft, which also carries the wooden brake wheel. This drives the wooden wallower, located at the top of the wooden upright shaft. The wooden great spur wheel at the bottom of the upright shaft drives three pairs of underdrift millstones.

The Bursledon Brickworks, based in the village of Swanwick, was founded in 1897 and produced the famous Fareham red brick. Today it is the last surviving example of a Victorian steam powered brickworks in the country. The brickworks were sold to Hampshire Buildings Preservation Trust and can be visited as the Bursledon Brickworks Industrial Museum.

Locally, there are several pubs and restaurants to try, but if you'd like to stretch your legs a little more, you can take a stroll to the waterside villages that line the Hamble's route to the sea. Visit them by water taxi, or head upriver in a tender to Botley for some truly spectacular scenery.

The local church, St Leonard's in Old Bursledon traces its history back to the twelfth century. Local schools include Bursledon Infant and Junior Schools, The Hamble Secondary School and West Hill Park Independent day and boarding school for boys and girls aged 3 to 13 years.

The area has excellent transport links via a train station, and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth, and Winchester. Nearby Southampton Airport Parkway train station it is an approximately a 1 hour 20 minutes ride to London Waterloo.



Ground Floor Accommodation

The entrance door opens into a bright porch with a full length, obscured, UPVC double glazed window and space to hang your coats. A half-glazed door leads into a well-proportioned lounge/diner, with neutral décor, grey carpeted flooring and UPVC double glazed windows to the front and rear elevations. This light and airy room offers ample space for your sofa and dining furniture and is the perfect place to gather or relax at the end of a busy day.

A door opens into a small hallway, which leads to the kitchen and houses stairs rising to the first floor. The kitchen comprises of a range of matching wall and floor mounted units with a roll top worksurface over, a stainless-steel sink and drainer and tiled splashbacks. Dual aspect, UPVC double glazed windows to the rear and side elevations, overlook the garden; there is also a UPVC double glazed rear door. A cupboard, adjacent to the worksurface houses a combination boiler. With the added benefit of a handy breakfast bar, space for a range cooker, space and plumbing for a washing machine and further appliance space, your culinary requirements are well and truly catered for.

The ground floor also offers a cloakroom with a wash hand basin and low-level WC.





First Floor Accommodation

Ascending to the first floor, the landing has a loft access hatch, storage cupboard and doors to principal rooms.

The four well-proportioned bedrooms all benefit from neutral décor and grey carpets; bedrooms one, two and four also offer fitted cupboards.

The contemporary bathroom comprises of a panel enclosed bath with a shower over, pedestal wash hand basin and a low-level WC. There is tiling to principal areas, a heated towel radiator and a vinyl floor covering.

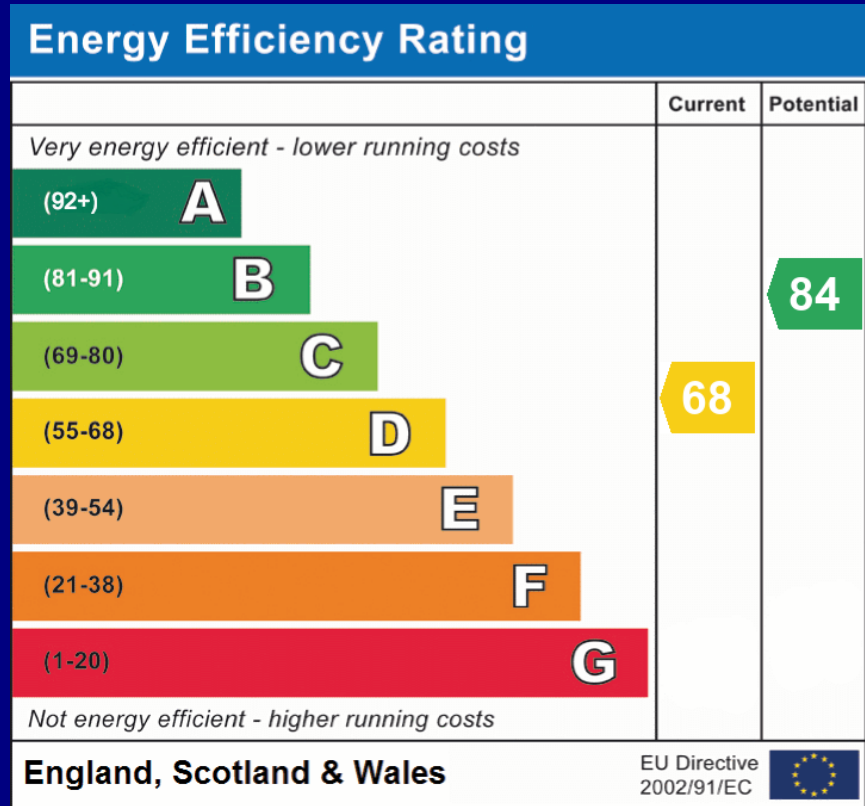




External

The property is approached by a driveway, providing off road parking, leading to the garage with an up and over door. To the side of the driveway is an area laid to lawn. A pathway and steps lead up to the entrance porch.

The split-level, enclosed rear garden is bound by timber fencing. The lower level is mainly laid to artificial lawn. There are steps up to a raised terrace with a decorative balustrade, which offers the ideal space for al fresco dining. Further steps (shared access) lead to the top of the garden with a variety of established shrubs and a pedestrian gate providing access to Lowford Village.



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