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## REEVES WAY, BURSLEDON, SOUTHAMPTON, SO31 8FU



**DELIGHTFUL, EXTENDED, THREE BEDROOM SEMI-DETACHED PROPERTY IN A POPULAR RESIDENTIAL LOCATION WITH A DRIVEWAY, GARAGE AND IN CLOSE PROXIMITY TO LOCAL AMENITIES. VIEWING HIGHLY RECOMMENDED.**

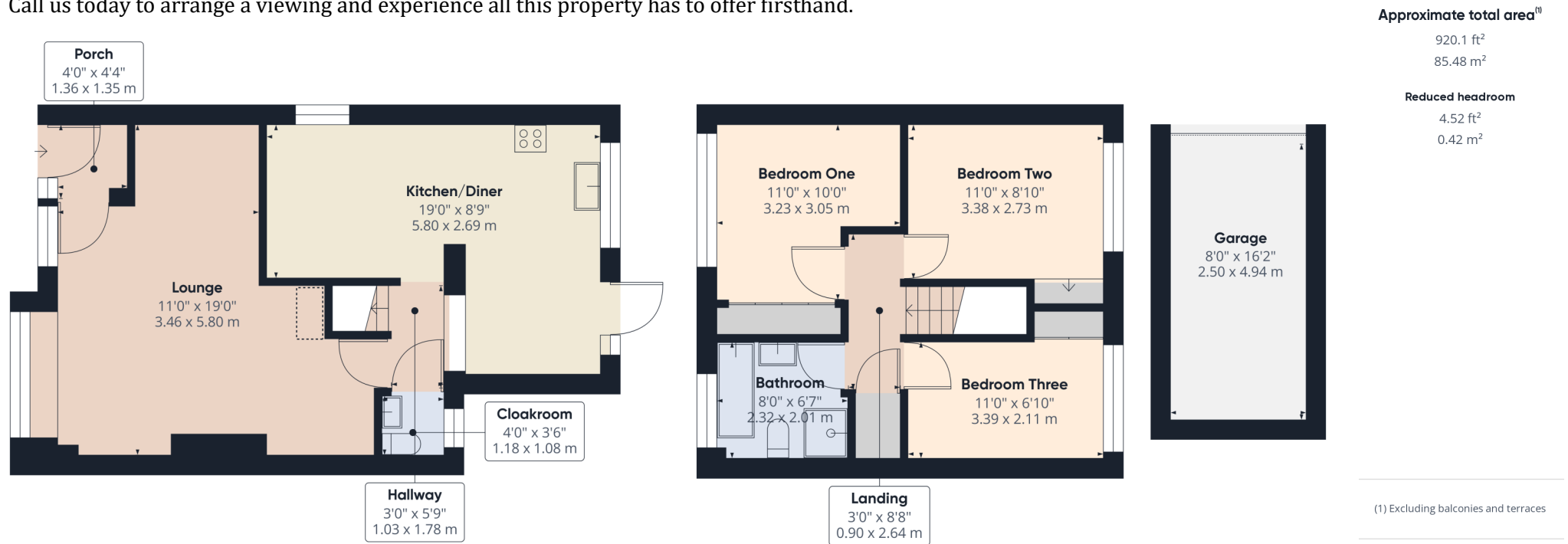
**£325,000 Freehold**

Manns & Manns are thrilled to bring to market this delightful, extended three-bedroom semi-detached property situated in a popular residential location.

This lovely home benefits from gas fired heating and double glazing. There are three generously sized bedrooms, making it an excellent choice for families and couples alike. The bedrooms share a family bathroom. There is a sense of balance between entertaining and personal spaces with a well-proportioned lounge and well-equipped kitchen/diner both of which are ideal for entertaining and gathering. The downstairs accommodation also benefits from a porch and cloakroom. Externally, a driveway provides off-road parking there is an enclosed rear garden and a garage in a block.

The property is conveniently situated 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 Centre's via Lowford Village and junction 8 of the M27 lies approximately 1 mile away.

Call us today to arrange a viewing and experience all this property has to offer firsthand.



(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.

## 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 is the catchment school for 11-16 year olds.

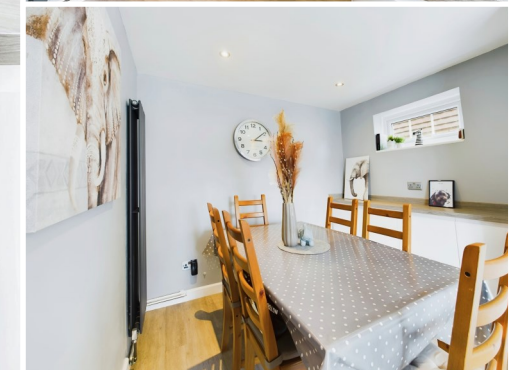
The area has excellent transport links via a train station, and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth, and Winchester. Nearby Southampton Airport Parkway train station it is an approximately a 1 hour 20 minutes ride to London Waterloo.

## Ground Floor Accommodation

Upon entering the property, you are greeted by a porch with space to de boot and hang your coats. A door opens into the well-proportioned lounge, with wooden flooring and two windows to the front elevation, which allow an abundance of natural light into the space. An ornamental fireplace offers space for an electric fire, making this a cosy spot to relax at the end of the day.

A door leads from the lounge into a hallway with access into the kitchen, a door to the cloakroom and stairs rising to the first floor.





The modern and well-equipped kitchen comprises of a range of wall and floor mounted units with a square edge worksurface over. It will prove popular with culinary enthusiasts and boasts a number of integrated appliances, including an induction hob with an extractor hood over, a fan assisted electric oven, dishwasher and fridge/freezer. A window and glazed door look out and open onto the rear garden. The dining area offers space for your dining furniture and a high-level side aspect window.

The ground floor accommodation further benefits from the added convenience of a cloakroom comprising of a WC and wash hand basin with a vanity unit beneath.



### First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms, an airing cupboard and a loft access point. Bedroom one boasts a large window to the front elevation which allows lots of light into the room. Built-in wardrobes with sliding doors offer a useful storage solution. Bedroom two, another good-sized double room, benefits from a window overlooking the rear garden and built in storage. Bedroom three, also offers a rear elevation window and a built-in wardrobe. The bathroom is fully tiled and presents a white four-piece suite comprising of a panel enclosed bath with a mixer tap and handheld shower attachment over, a corner shower cubicle, WC and a pedestal wash hand basin.



## Outside

The property is approached by a driveway providing off-road parking for multiple vehicles. A pedestrian gate allows access into the rear garden. The rear garden is enclosed by timber fencing with a pedestrian gate providing access to the garage in a block with an up and over door, power and lighting. The garden benefits from a lovely, raised decking area providing an ideal spot for outdoor entertaining and al fresco dining.



# EPC Ordered

**COUNCIL TAX BAND: C - Eastleigh Borough Council.**  
**UTILITIES: Mains gas, electricity, water and drainage.**  
**Viewings strictly by appointment with Manns and Manns only.**  
**To arrange a viewing please contact us.**

Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)

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**AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.**

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.