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GRIFFON CLOSE, BURSLEDON, SOUTHAMPTON



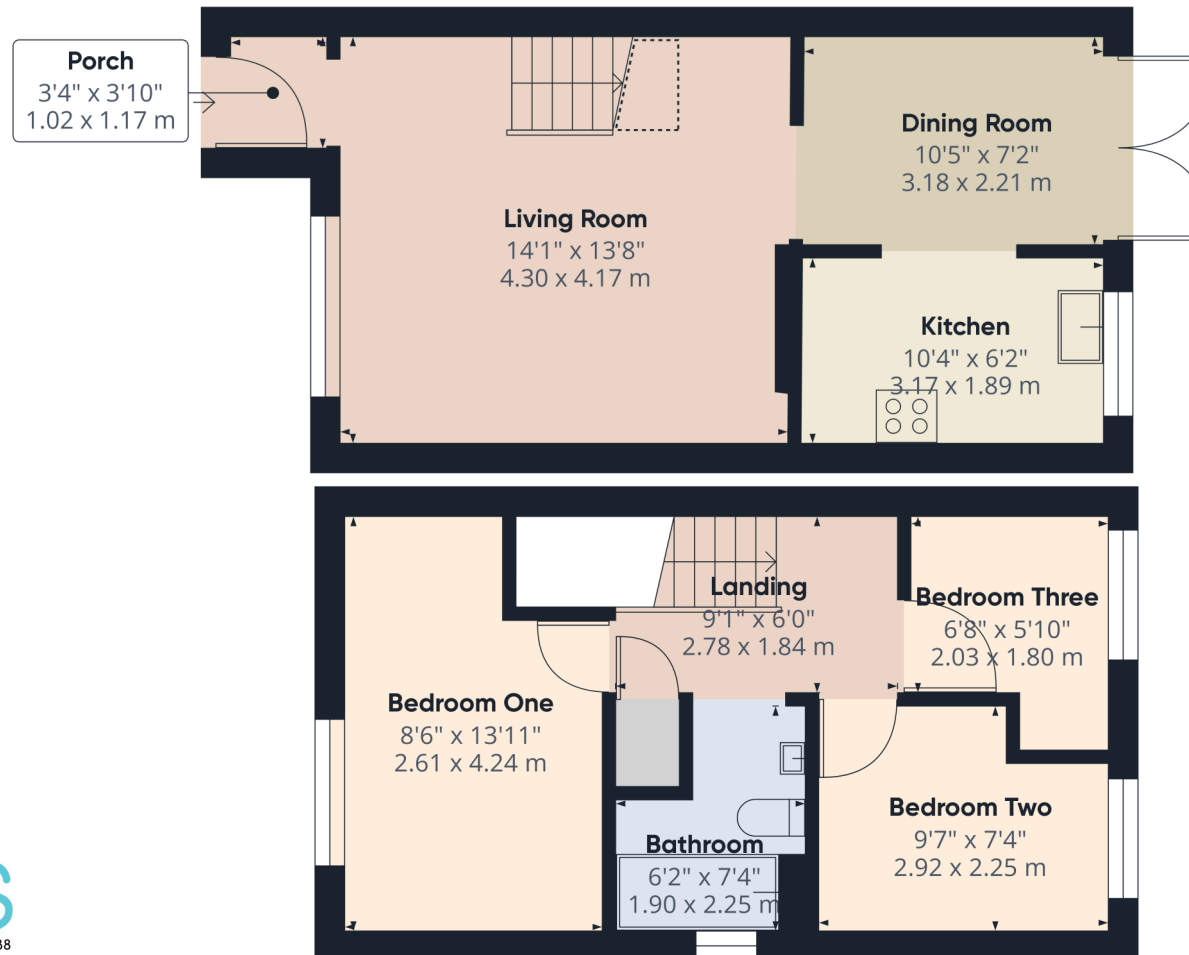
A LOVELY THREE BEDROOM SEMI-DETACHED HOUSE SITUATED IN THE EVER POPULAR LOCATION OF BURSLEDON GREEN. THE DWELLING BOASTS GARDENS TO THE FRONT AND REAR AND OFF-ROAD PARKING. EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.

Guide Price £300,000 Freehold

This delightful three bedroom semi detached house is located in the popular residential development of Bursledon Green. It is beautifully decorated throughout and benefits from UPVC double glazing and gas fired heating, The property is situated in close proximity to a range of amenities including Tesco Bursledon Superstore and Lowford Village, which offers a number of local shops, eateries, a library and community centre. Whether you're a young professional or a small family, this house provides a delightful place to create lifelong memories.

To the ground floor is a porch, living room, dining room and kitchen. The first floor comprises of three bedrooms and a bathroom. Externally, there is a driveway providing off-road parking and gardens to the front and rear.

Floor Plans (maximum measurements)



Approximate total area⁰

659.98 ft²

61.31 m²

Reduced headroom

12.47 ft²

1.16 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 Of Bursledon

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 and The Hamble Secondary School.

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 tidy porch offering space to de-boot and hang your coats. There is an inset coir mat and a cupboard housing the electric and gas meters. An archway leads into the well-proportioned living room with a double glazed UPVC window to the front elevation and laminate flooring, which adorns the majority of the ground floor. With ample space for your furniture this room presents a lovely space to relax and unwind at the end of a busy day. Flowing effortlessly into the dining room, through an archway, there are double glazed UPVC French doors opening out onto an area of raised decking. An opening leading into the kitchen maximises space, enhances the open plan feeling of the ground floor and makes this a great spot to gather and entertain. The well-equipped and recently refitted kitchen comprises of a range of wall and floor mounted units with a square edged, oak effect worksurface over. Offering a five-ring gas hob with an extractor hood over and built under oven. There is space and plumbing for a washing machine and dishwasher, appliance space for a fridge freezer and a stainless-steel sink and drainer.







First Floor Accommodation

Ascending to the first floor, the landing has doors to principal rooms and an airing cupboard housing an insulated hot water tank. Loft access is via a loft hatch and pull-down ladder. Bedroom one offers a front elevation double glazed UPVC window and a recess presenting space for a wardrobe (or similar). Bedrooms two and three, at the rear of the property, have double glazed UPVC windows overlooking the rear garden and recesses which are ideal for housing furniture. The contemporary style bathroom comprises of a panel enclosed bath with a shower attachment over, floating wash hand basin, low level WC and a vertical heated towel radiator.




Outside

The property is approached by a driveway providing off-road parking. The driveway leads to lean-to style storage shed, with doors to the front and rear offering pedestrian access into the rear garden. The front garden is mainly laid to lawn with decorative planted borders. Steps lead to the front door. The enclosed rear garden is bound by timber fencing and mainly laid to lawn with a mixture of established trees and shrubs. An area of raised decking, adjacent to the house provides a lovely space for al-fresco dining. The decking is edged with a wooden balustrade and has steps down to the lawn.



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

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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.