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## VANTAGE COPSE, BURSLEDON, SOUTHAMPTON, SO31 1ES



**SPACIOUS AND MODERN FIVE-BEDROOM DETACHED FAMILY HOME SITUATED ON A CORNER PLOT WITH A DOUBLE GARAGE IN THE POPULAR LATITUDE DEVELOPMENT. THE PROPERTY BOASTS CONTEMPORARY INTERIORS DESIGNED TO COMPLEMENT MODERN LIVING. EARLY VIEWING RECOMMENDED. NO ONWARD CHAIN.**

**£780,000 Freehold**

This beautiful, spacious and modern five-bedroom detached home is situated in the sought after and well-regarded Latitude development in Bursledon. It was built circa 2019 by Bellway Homes and retains the residue of its NHBC warranty. The dwelling is of standard construction under a pitched tiled roof and benefits from gas fired heating, double glazing, owned solar panels with a feed in tariff and an EV charger. In our opinion this lovely family home was designed to complement modern living and offers contemporary interiors and lovely spaces to both entertain and unwind. Situated in close proximity to junction 8 of the M27 the location is perfect for commuting. Those with a love of the great outdoors will appreciate the proximity to Manor Farm and The River Hamble Country Park, which boasts idyllic riverside and woodland walks.

Briefly, the ground floor accommodation comprises a hallway, living room, kitchen/dining area and a cloakroom. On the first floor are five bedrooms, with en-suite facilities to bedrooms one and two, and a family bathroom. Externally there is a driveway, double garage and gardens.

Don't miss out on the opportunity to make this wonderful house your new home. Call us today to arrange a viewing.





## Ground Floor

Upon stepping into the property, you are greeted by the hallway offering space to de boot and hang your outdoor wear. There are doors to all rooms, stairs rising to the first floor and a useful storage cupboard. Engineered wood flooring flows effortlessly into much of the ground floor accommodation. The well-proportioned living room is a light filled space, perfect for relaxing at the end of a busy day. The room boasts a front elevation bay window.





The magnificent kitchen dining area is a fantastic social and entertaining space. French doors in the dining area open onto the patio providing a seamless transition from indoor to outdoor living. The kitchen will prove popular with culinary enthusiasts and comprises a comprehensive range of matching wall and base units with a worksurface over. Integrated appliances include an electric double oven, electric hob with an extractor hood above, dishwasher and a fridge/freezer. A courtesy door provides access from the kitchen into the double garage which offers floor mounted units with plumbing and appliance space. The garage retains an up and over door to the front aspect and a pedestrian door to the rear. The ground floor accommodation is completed by a contemporary cloakroom with a wash hand basin and WC.





## First Floor

Ascending to the first floor, the landing offers doors to principal rooms, a large linen cupboard and a loft access point. Bedroom one, a true sanctuary for relaxation, offers a front elevation window providing views over the driveway. There is a door into the dressing room which boasts plentiful storage including a variety of shelving solutions and hanging rails. Bedroom one benefits from a modern and luxurious four-piece en-suite comprising a panel enclosed bath, shower cubicle, wash hand basin and WC.

Bedroom two, is a well-proportioned double room, ideal for visiting guests, boasting the added benefit of a modern en-suite with a shower cubicle, wash hand basin and a WC. Bedrooms three and four are good sized double rooms with windows overlooking the rear garden. Bedroom five is to the front aspect and is a lovely, versatile space that would equally lend itself to being utilised as a home office or similar.

The modern family bathroom comprises a panel enclosed bath, wash hand basin and a WC.







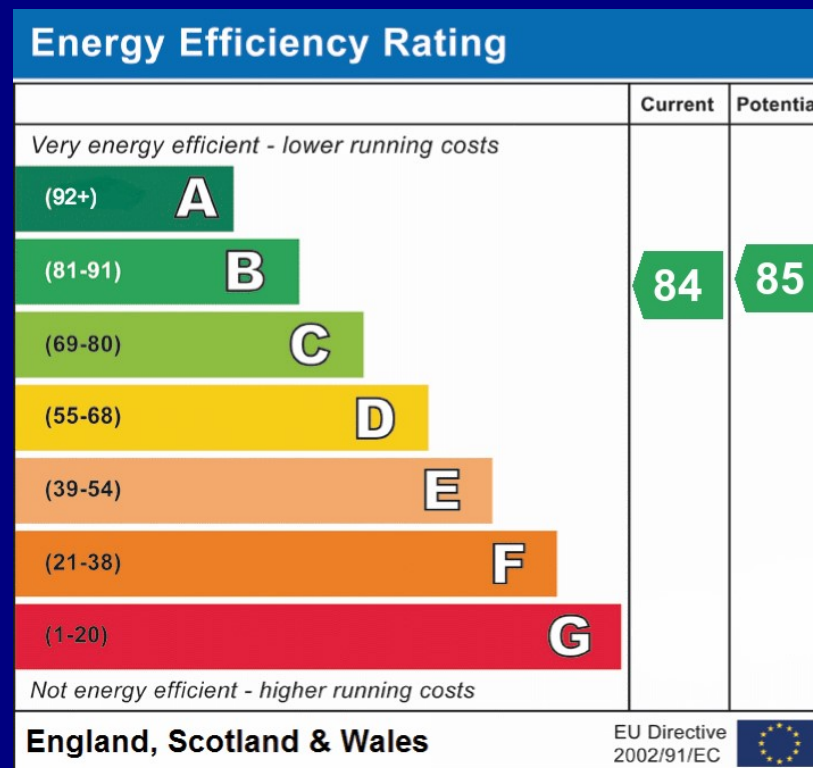


## Outside

The property is approached via a driveway providing off road parking for multiple vehicles and leading to the double garage. There is a pedestrian gate into the rear garden. The front garden is predominately laid to lawn and offers a range of shrubs within the decorative planted borders. The rear garden is enclosed by timber fencing and largely laid to artificial lawn. A patio area spanning the width of the property provides the perfect space for outdoor entertaining and al fresco dining. The garden also benefits from an additional seating area with a wooden pergola.







**COUNCIL TAX BAND: G - Eastleigh Borough Council. Charges for 2024/25 £3,504.16.**

**UTILITIES: Mains gas, electricity, water and drainage. Owned solar panels.**

**ESTATE MANAGEMENT CHARGE: Currently £24 per month payable to Trinity Estates.**

**RENTCHARGE: £1 fixed rent charge payable annually.**

**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)**

**1 & 2 Brooklyn Cottages  
Portsmouth Road  
Southampton  
SO31 8EP**



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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.

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.