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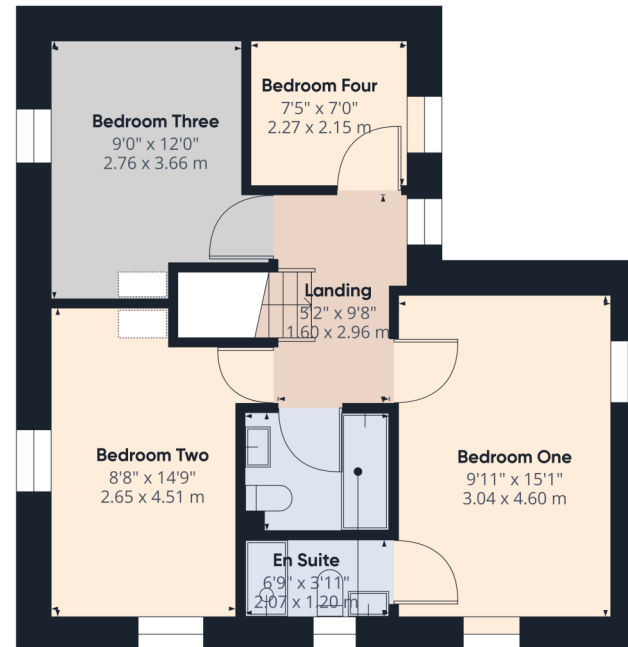
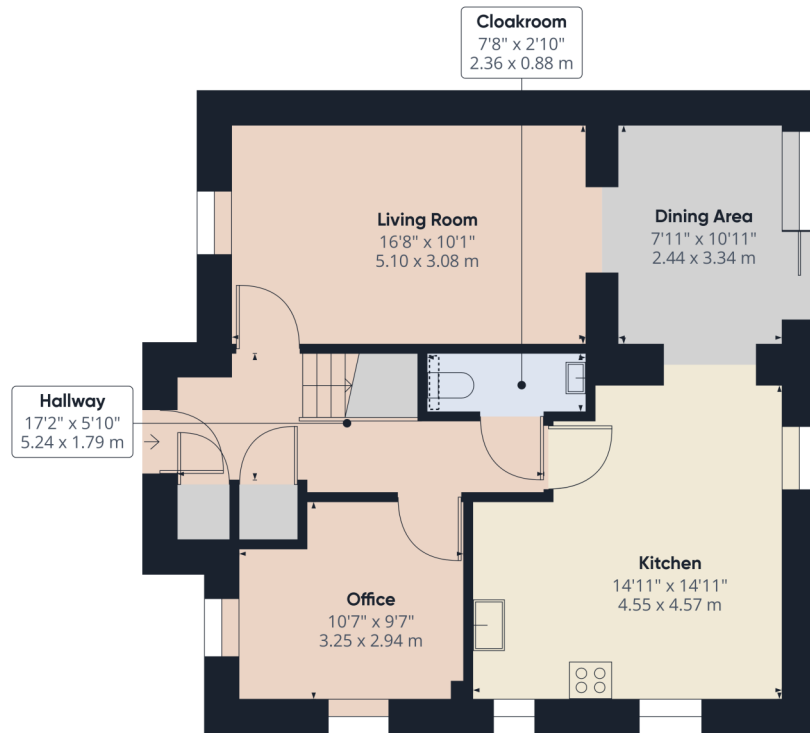
## RENOLDSON DRIVE, BURSLEDON, SOUTHAMPTON, SO31 8LT



**MANNNS AND MANNNS ARE DELIGHTED TO MARKET THIS MODERN, DETACHED FOUR BEDROOM HOUSE NESTLED IN A SOUGHT AFTER CUL-DE-SAC AND OFFERING VIEWS TOWARDS LOCAL WOODLAND. VIEWING IS HIGHLY RECOMMENDED.**

**£500,000 Freehold**

This modern, detached four bedroom house was constructed by the renowned builders Barrett Homes in 2017/2018 and is situated in a quiet cul-de-sac in a sought after residential area. The property offers views towards Butlocks Heath woodland and reservoir and is a short walk from the footpath linking up with The Strawberry Trail, leading to Royal Victoria Country Park.



**Bathroom**  
6'9" x 5'7"  
2.06 x 1.72 m



**Approximate total area<sup>(1)</sup>**

1452.63 ft<sup>2</sup>  
134.95 m<sup>2</sup>

**Reduced headroom**

1.5 ft<sup>2</sup>  
0.14 m<sup>2</sup>

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.

GIRAFFE360

## 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.

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 the hallway with doors to principal rooms and stairs to the first floor landing. The living room flows through into the dining area with patio doors opening onto the terrace at the rear of the property. The generously sized, bright and modern kitchen is perfect for entertaining and comprises of wall and floor mounted units with an oak effect worksurface over and a range of integrated appliances. To the front elevation, there is a further reception room, currently utilised as a home office. The ground floor also benefits from a cloakroom with a WC and wash hand basin.



### First Floor Accommodation

The first floor comprises of four light and airy bedrooms, one boasting an en suite. There is also a family bathroom comprising of a panel enclosed bath with a shower over, a wash hand basin and a WC.



### External

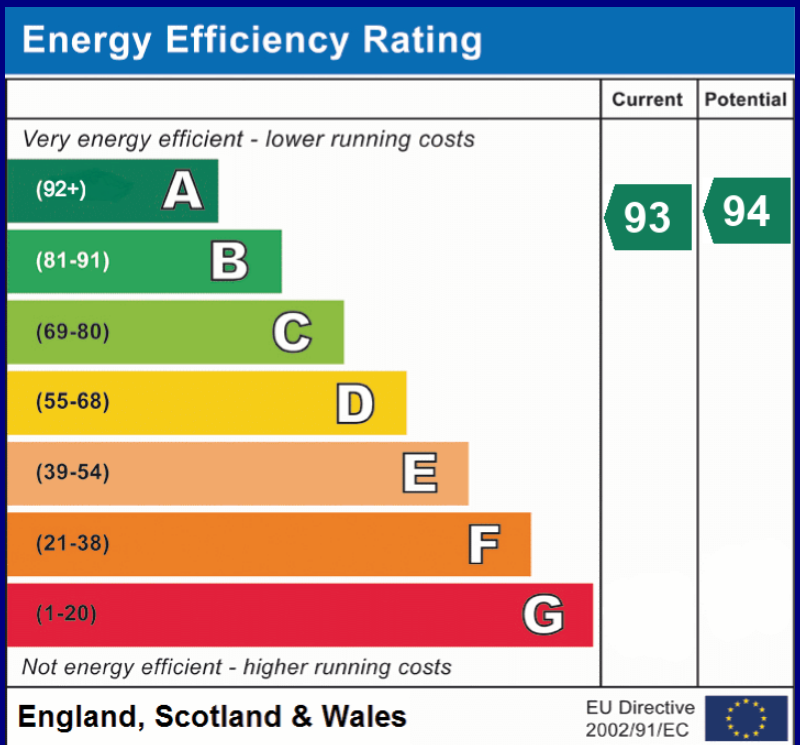
The property has a tarmac driveway leading to a detached garage, with an up and over door, power and lighting. The front garden is laid to lawn and edged with wrought iron fencing. The rear garden is mainly laid to lawn with planted borders and is enclosed by decorative wall and half panel fencing. There is paved terrace, perfect for al fresco dining.

The Reservoir



Royal Victoria Country Park





**COUNCIL TAX BAND: E - Eastleigh Borough Council**  
**UTILITIES: Mains gas, electric and drainage**  
**ESTATE MANAGEMENT CHARGE: currently £286.18 per annum**

**Please note that any discerning purchaser must be in a position to exchange contracts within 28 days. Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

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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.