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## KEW LANE, OLD BURSLEDON, SOUTHAMPTON, SO31 8DG



**EXQUISITE DETACHED COUNTRY HOME, OFFERING 3,500 SQ FT OF INCREDIBLY TASTEFUL MODERN INTERNAL ACCOMMODATION, SITUATED IN A HIGHLY SOUGHT AFTER AREA ON THE BANKS OF THE PICTURESQUE RIVER HAMBLE. A VIEWING IS ESSENTIAL TO APPRECIATE THE ENVIABLE SETTING ON OFFER.**

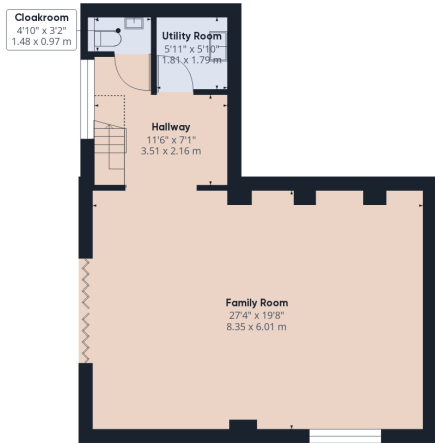
**£1,750,000 Freehold**

This exquisite five-bedroom detached property occupies a sizable plot in the highly sought after location of Old Bursledon. The dwelling has been tastefully modernised by the current owners, whilst retaining a number of original features. This home exudes contemporary elegance and offers the discerning purchaser the rare opportunity to acquire a substantial, turnkey property boasting spacious interiors, on a plot of approximately three quarters of an acre.

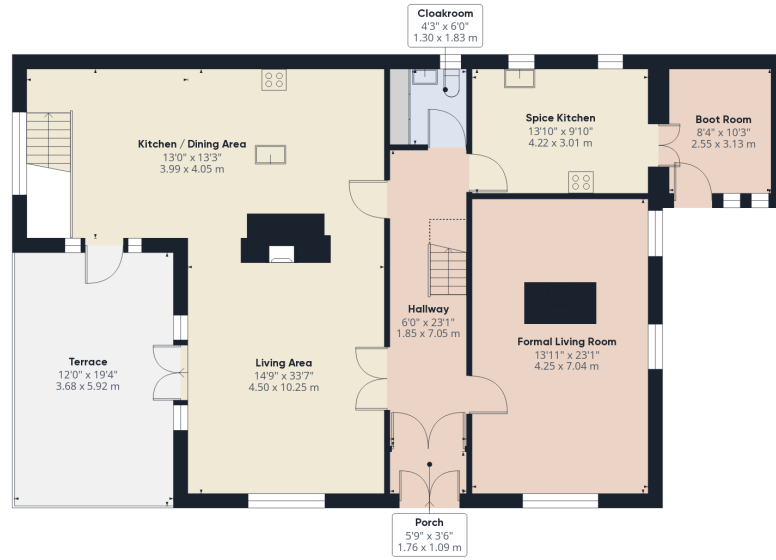
Arranged over four floors, the porch opens into a hallway on the ground floor which offers an open plan kitchen/dining and living area, a formal living room, spice kitchen, lobby and a cloakroom. The lower ground floor houses a family room, utility room and cloakroom. The first floor boasts four bedrooms, all with en-suite facilities. The second floor offers a further bedroom with an en-suite. Externally, the property benefits from ample off-road parking and a double garage. The sizeable grounds extend largely to the front of the dwelling and house a number of outbuildings.

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

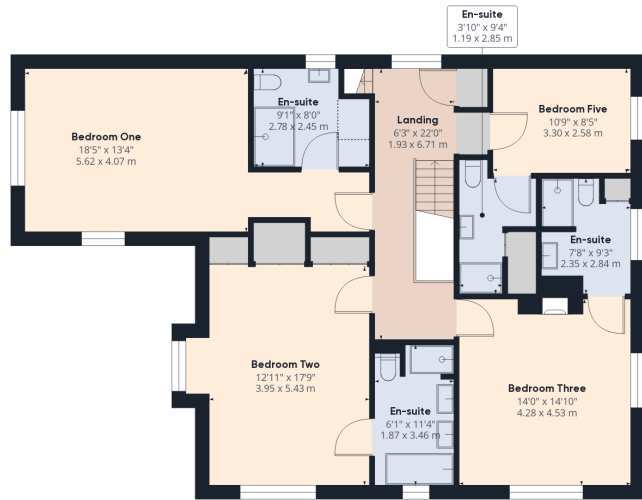




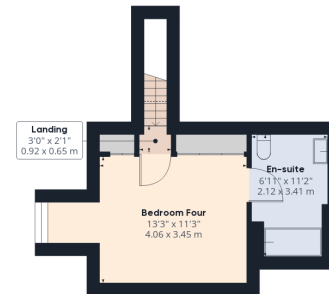
Floor -1



Ground Floor



Floor 1



Floor 2

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

3530.89 ft<sup>2</sup>  
328.03 m<sup>2</sup>

**Balconies and terraces**

233.58 ft<sup>2</sup>  
21.7 m<sup>2</sup>

**Reduced headroom**

49.3 ft<sup>2</sup>  
4.58 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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## Ground Floor

Upon entering the property, you are greeted by an enclosed porch prior to stepping into the hallway, where you will find doors to principal rooms and stairs rising to the first floor. Kahrs engineered wooden flooring and underfloor heating adorn much of the ground floor. Stepping into what must be described as the heart of the home, a combined kitchen, dining and living room thoughtfully retains a log burning stove and fireplace, perfect for entertaining or cosy evenings with the family. Doors open onto a serene terrace, with a decorative balustrade providing additional outdoor living space and offering picturesque views over the grounds and countryside beyond. The kitchen comprises of a comprehensive range of hand built, wooden wall and floor mounted units with a quartz worksurface over. There is a built-under electric oven with an induction hob above, an integrated fridge and dishwasher. A kitchen island with an engraved drainer and sink also provides a breakfast bar for informal dining. The dining area is a lovely bright space, filled with natural light, benefiting from a door leading out to the terrace and a large window with beautiful views over the garden. Stairs descend to the lower ground floor.

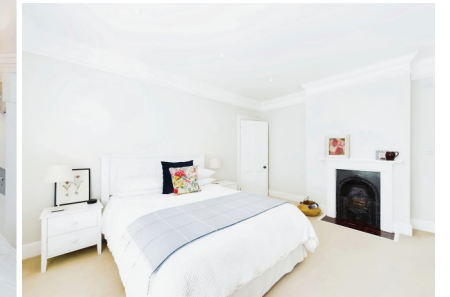




The formal living room is an idyllic space to relax and unwind at the end of a busy day and boasts a beautiful log burning stove serving to enhance the ambience. The room benefits from an abundance of natural light with windows to both the front and side aspects. The sleek and modern spice kitchen will prove popular with culinary enthusiasts and comprises of a comprehensive range of hand built, wooden wall and floor mounted units with a granite worksurface over and is finished with a Butler sink. There is space for a range cooker with an extractor hood over, space for an American style fridge freezer and microwave, and an integrated dishwasher. Doors open into the boot room which offers a number of functional storage cupboards. The boot room also provides access into the garden. The ground floor accommodation boasts the added convenience of a cloakroom complete with a WC and wash hand basin.

#### Lower Ground Floor

Descending to the lower ground floor you are treated to a spacious family room which is currently being utilised as a delightful games room. This well-proportioned and versatile space offers direct access out onto the patio area. This floor boasts a cloakroom with a WC and wash handbasin. There is also a useful utility room complete with wall and floor mounted units and a roll top worksurface over. There is a sink and drainer, space and plumbing for a washing machine and additional appliance space.



### First Floor

Ascending to the first floor, the landing offers a laundry cupboard with space and plumbing for a washing machine and tumble dryer, doors to principal rooms and a turning staircase to the second floor. All four bedrooms on this floor boast high quality and modern en-suite facilities. Bedrooms one and two are true sanctuaries, charming retreats to relax and unwind. Both are of large proportions with windows providing spectacular views over the grounds and neighbouring countryside. Bedroom two benefits from several fitted wardrobes offering the ideal storage solution. Bedroom three, another well-proportioned double room, boasts a beautiful feature cast iron fireplace. Bedroom five is large enough to accommodate a double bed; however, it would make a lovely nursery, child's bedroom or even a study.

### Second Floor


Rising to the second floor, bedroom four could be the perfect master bedroom or guest suite, complete with a spacious and modern en-suite bathroom. This bedroom benefits from fitted wardrobes and offers a window boasting elevated views over the grounds and of Old Bursledon's countryside.



### Outside

The property has charming curb appeal and is approached via wooden double gates, opening to reveal a sweeping driveway offering ample off-road parking for multiple vehicles. There is a double garage and a further outbuilding both benefitting from power, lighting and water. The decorative borders host an array of established trees and shrubs. A wooden gate provides access into the garden. Steps and a decorative balustrade ascend to the property entrance door.

The spacious and secluded garden occupies approximately three quarters of an acre and is beautifully landscaped and is laid to lawn to the main areas. The borders are awash with a vast array of established plants, shrubs and trees which enhance the sense of privacy. A patio, adjacent to the dwelling, provides an idyllic spot for outdoor entertaining and al fresco dining. A paved pathway leading alongside the house extends to two outbuildings. A gate located at the foot of the lawn area opens into an orchard and vegetable garden, ideal for the 'green fingered' purchaser wishing to harvest home grown produce!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**COUNCIL TAX BAND: G - 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.**

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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.