

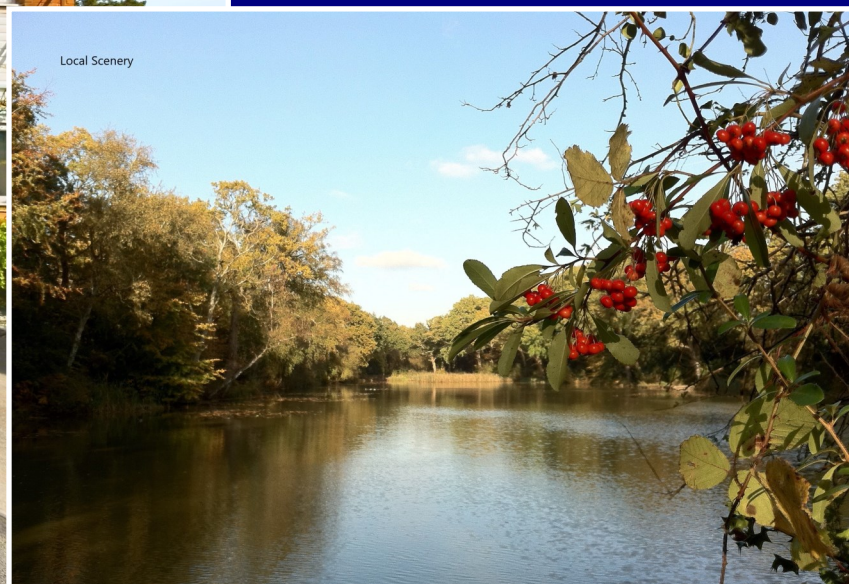
**YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938**

**MANNS
& MANNS**
EST. 1938

**VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055**



**POUND ROAD
OLD NETLEY
BURSLEDON
SOUTHAMPTON
SO31 8FE**



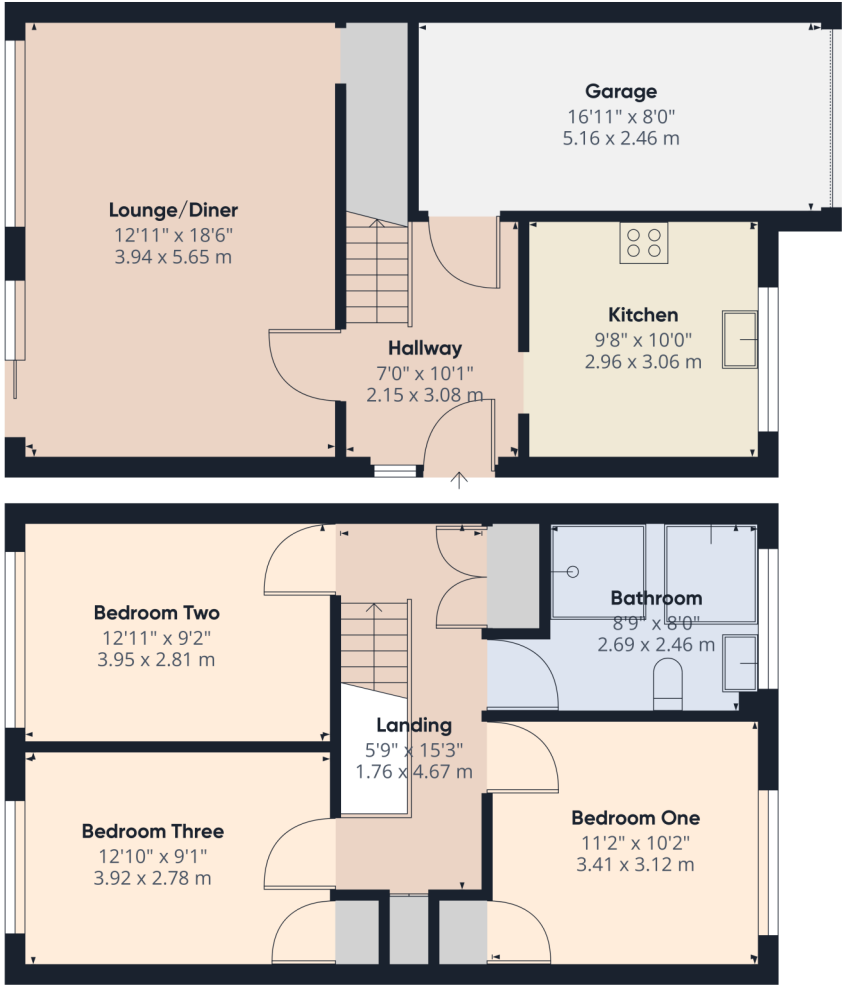
**DELIGHTFUL AND SPACIOUS, THREE BEDROOM SEMI-DETACHED HOUSE, IN A POPULAR RESIDENTIAL AREA.
OFFERING DRIVEWAY PARKING AND A GENEROUSLY SIZED, ENCLOSED REAR GARDEN AND IN CLOSE PROXIMITY
TO LOCAL AMENITIES. VIEWING IS HIGHLY RECOMMENDED.**

Guide Price £340,000 to £350,000 Leasehold

This lovely semi-detached property is in good decorative order and is ideal for families. Located in the popular residential location of Bursledon, the dwelling boasts excellent public transport links and is in close proximity to a host of local amenities. Families will appreciate the proximity to well-regarded schools, making it a convenient choice for those with school-going children. The nearby green spaces, reservoir and King George’s Recreation Ground, along with a variety of woodland walks are perfect for those who enjoy exploring the great outdoors.

Briefly, the ground floor accommodation comprises of a hallway, lounge/diner, kitchen and integral garage. There are three bedrooms and a family bathroom on the first floor. Externally, there is a large driveway to the front of the house and a generously sized, enclosed rear garden.

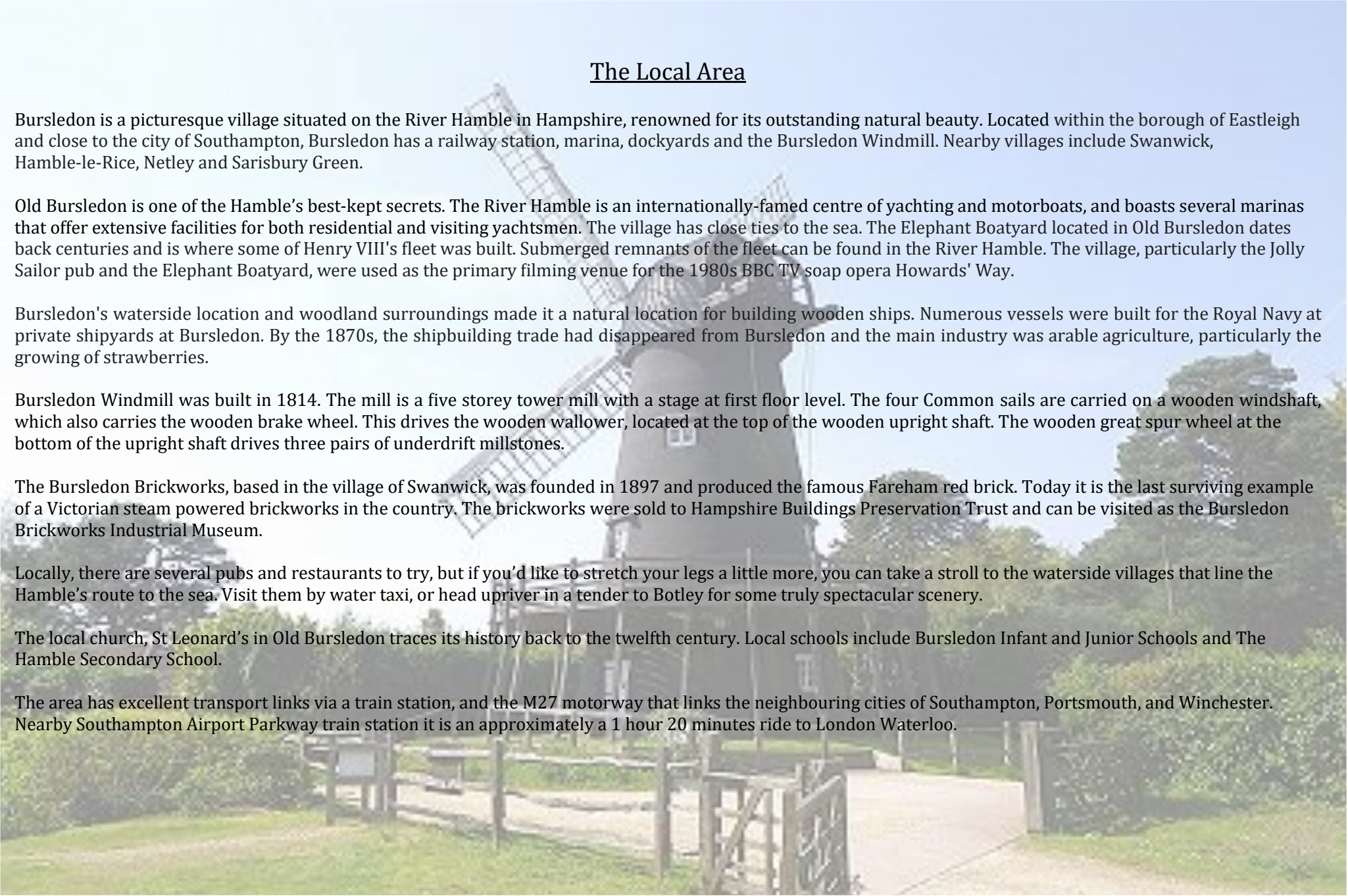
This property not only provides a blend of comfort and convenience, but also offers a community lifestyle on the fringes of the local countryside. Call us now to arrange a viewing and make this house your new home!



Approximate total area⁽¹⁾
1112.74 ft²
103.38 m²

(1) Excluding balconies and terraces

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 background image is a photograph of the Bursledon Windmill, a tall wooden structure with a lattice-work cap and sails, situated on a grassy bank. The windmill is partially obscured by a wooden fence in the foreground. The sky is clear and blue.

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 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

Entry to the property is via a double glazed UPVC door. Here you are greeted by a bright hallway offering space to de boot and hang your coats. Laminate flooring adorns much of the ground floor. There is access to principal rooms, a door into the integral garage and stairs rising to the first floor.

A doorway leads into the kitchen which offers a front elevation double glazed window overlooking the property frontage. The contemporary style kitchen comprises of a range of matching wall and floor mounted units with a rolltop worksurface over. There is built in electric oven, gas hob with an extractor hood over and a 1 ½ bowl stainless steel sink and drainer. The room offers space and plumbing for a washing machine and further appliance space.

The generously sized lounge/diner is to the rear aspect and boasts a double glazed UPVC window and patio doors opening out onto and overlooking the patio and garden. This light and airy room offers space for your living and dining furniture and is the perfect place for entertaining or simply relaxing at the end of a busy day. The integral garage may be accessed from the hallway. It benefits from power and lighting and has an up and over door to the front elevation.







First Floor Accommodation

Ascending to the first-floor landing, there are doors to all rooms, a loft access point and two storage cupboards.

Bedroom one, to the front elevation, offers a double glazed UPVC window overlooking the property frontage. This bedroom also benefits from the added convenience of a built-in cupboard. Bedrooms two and three are both of generous proportions and present double glazed UPVC windows overlooking the rear garden.

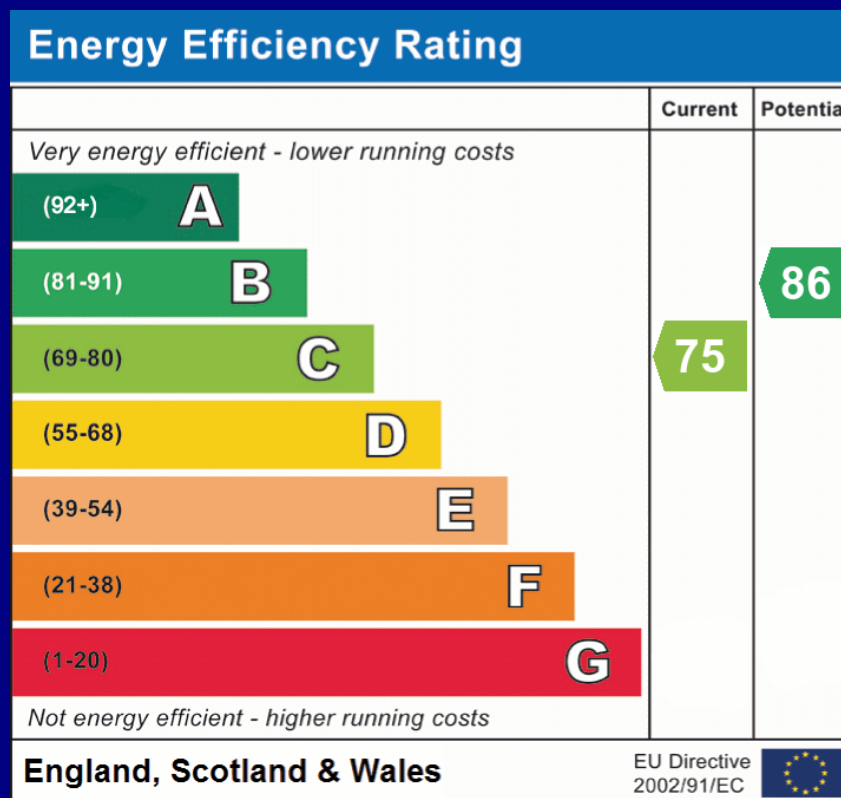
The contemporary style bathroom comprises of a four-piece suite including a fully tiled, corner shower cubicle, a corner bath, a circular bowl wash hand basin with storage beneath and a low-level WC. There is an obscured double glazed, UPVC window to the front elevation, a heated towel radiator and an electric mirror.



Outside

The property is approached via a tarmacadam driveway which presents off-road parking for multiple vehicles. The driveway leads to the garage with an up and over door and a pathway to the side of the house leads to the entrance door. A pedestrian gate allows access into the rear garden.

The well-proportioned rear garden is enclosed by timber fencing and is largely laid to lawn. A paved patio, adjacent to the property, offers a lovely spot for outdoor entertaining and al fresco dining.



COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2025/26 - 1,967.35.

UTILITIES: Mains gas, electric, water and drainage.

LEASE DETAILS: Residue of 1000 years from 29th September 1870.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk



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



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold 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.