

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNNS
& MANNNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

HUNGERFORD, OLD BURSLEDON, SO31



RARE OPPORTUNITY TO ACQUIRE THIS INCREDIBLE DETACHED CHARACTER HOME STANDING AT OVER 2,000 SQ FT WITHIN SIZEABLE GROUNDS, THAT HAVE BEAUTIFUL GARDENS & A DELIGHTFUL WOODLAND AREA. IT IS SITUATED IN A MOST DESIRABLE LEAFY LANE WITHIN CLOSE PROXIMITY TO THE PICTURESQUE RIVER HAMBLE WITH OFF ROAD PARKING FOR MULTIPLE VEHICLES.

£875,000 Freehold

The local area of Bursledon

Bursledon is a picturesque village situated on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Old Bursledon is one of the Hamble's best-kept secrets. The Hamble river is an internationally-famed centre of yachting and motorboats, and boasts several marinas that offer extensive facilities for both residential and visiting yachtsmen.

The historic Elephant Boatyard, situated on the site where Lord Nelson's flagship HMS Elephant was built in 1786, offers berths that includes a sheltered pontoon. Swanwick Marina is within walking distance and can accommodate over 300 in-water berths, for boats up to 40m. They also offer a dry stack service for motor boats and RIBs up to 11m and secure SUP boards and kayak storage. There are public slipways and several chandleries. Local yacht clubs include the Royal Southern Yacht Club, RAF Yacht Club, Hamble River Sailing Club and Warsash Sailing Club. Neighbouring villages include Swanwick, Hamble-le-Rice, Netley, and Sarisbury Green. Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight, Lymington or Poole.

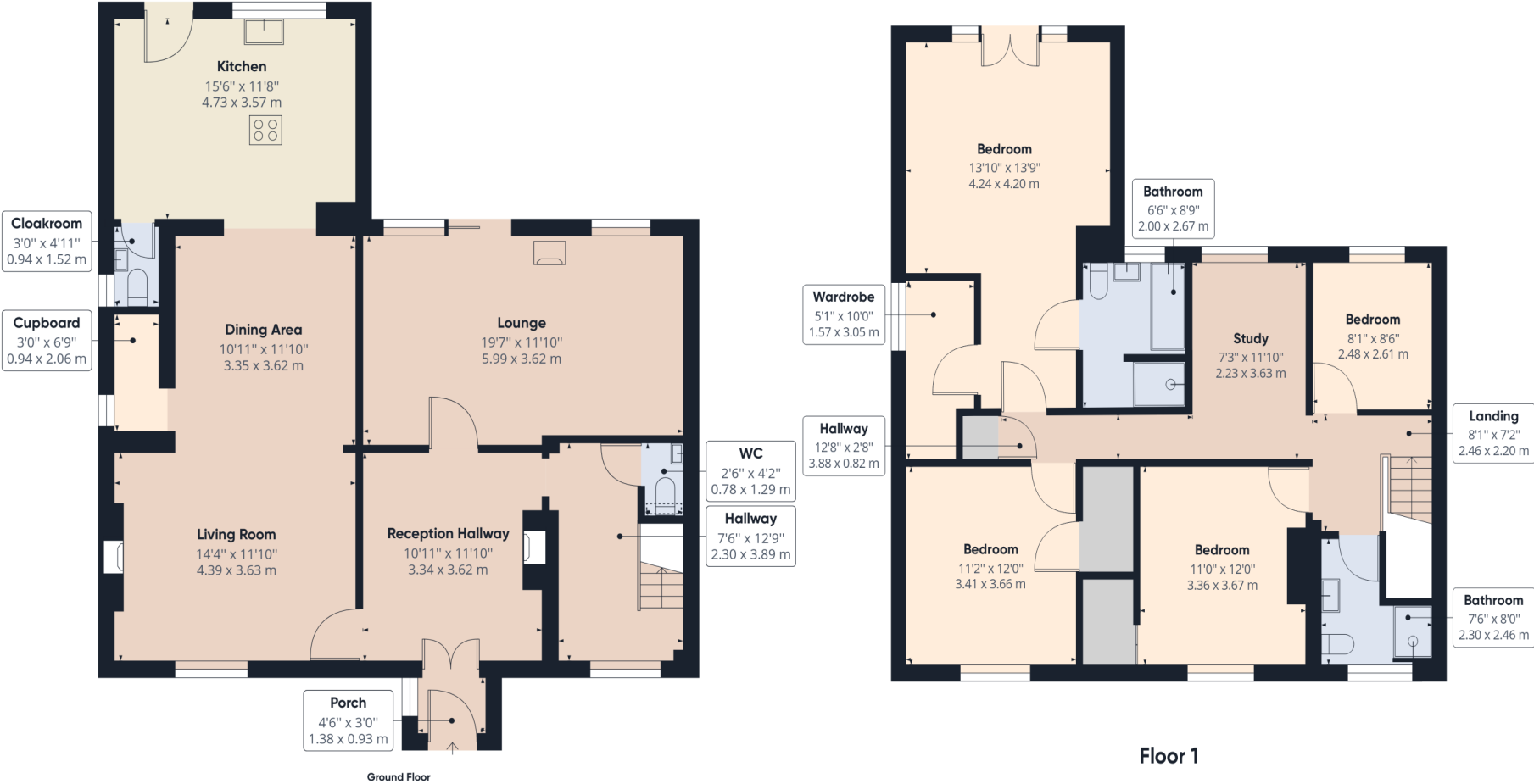
Locally there are a number of pubs and restaurants to try including the Fox and Hounds which is only a short walk away, but if you'd like to stretch your legs a little more, you can take a stroll to the waterside villages that line the Hamble's route to the sea. Visit them by water taxi, or head upriver 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, 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 communication and transport links via a train station, and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth and Winchester. Southampton Airport Parkway station it is an approximate 1 hour 20 minutes ride to London Waterloo. Southampton Airport is a short walk from Southampton Airport Parkway. Bursledon and Hedge End offers several supermarkets including Tesco, M&S and Sainsburys, as well as out-of-town shopping centres at Hedge End and Whiteley, which has an eclectic mix of High Street shops, restaurants and a multiplex cinema chain.



This gorgeous detached character home was originally built of brick elevations under a slate tiled roof. The property benefits from gas fired central heating, UPVC double glazing and provides extensive living accommodation for modern day family living. To the ground floor there is a reception hallway, living room, dining area, lounge, two cloakrooms and kitchen. The first floor comprises of a large master bedroom with walk-in wardrobe and ensuite, as well as a further three well-appointed bedrooms and shower room. Externally the property is set in large tropical gardens with two garden sheds, summer house, terrace area, well and pond. The property also has off road parking.



Approximate total area⁽¹⁾
 1964.18 ft²
 182.48 m²

Reduced headroom
 1.70 ft²
 0.16 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.



Ground Floor

PORCH Accessed by a UPVC double glazed door with half glazed inserts, the wooden porch comprises of a smooth plastered vaulted ceiling. Double glazed UPVC Georgian style window. Engineered Oak wood flooring. Double power points and central ceiling light. Double French glazed doors opening into;

RECEPTION HALLWAY (3.62M x 2.98M plus recess) Doors to all principal rooms. Archway opening to further hallway. Continuation of the engineered Oak wood flooring. Decorative half wood panelling to the walls. Ample power points, phone point and radiator. Wooden surround tiled fireplace with a slate hearth. Smooth plastered and coved ceiling.



LIVING ROOM (3.64M x 4.22M plus recess) Double glazed UPVC Georgian style sash window to the front elevation. Double radiator, TV point and ample power points. Sandstone surround gas living flame fireplace with matching hearth. Smooth plastered ceiling with central ceiling light. Opening to;

DINING AREA (3.59M x 3.34M) Arched opening leading to storage area housing shelving, ample power points and thermostat. Wooden port hole obscured glazed window to the side elevation. Double radiator. Wood panelled ceiling with a central ceiling light. Opening to;



KITCHEN (4.70M x 3.56M) Double glazed UPVC window to the rear elevation providing views towards the delightful gardens. Double glazed UPVC door opening to terrace. The kitchen comprises of roll top work surfaces with matching upstands and Walnut effect wall and floor mounted units. Integrated eye level double oven, central island with DeDietrich induction hob and drawer space beneath. American style fridge freezer. Integrated NEFF dishwasher, integrated tumble dryer, integrated washing machine, further integrated freezer and further cupboard space. 1 ½ half bowl composite sink. Cupboard housing Valiant combination boiler. Ample power points. Tiled floor covering. Smooth plastered ceiling with recessed spot lighting. Door into;



CLOAKROOM Continuation of floor tiling. Half tiled walls with decorative border. Double glazed obscured glass UPVC window to the side elevation. WC, wash hand basin with hot and cold taps and corner cupboard. Smooth plastered ceiling with a central ceiling light.

LOUNGE (5.96M x 3.59M reducing to 3.40M) Double glazed UPVC sliding doors opening out to terrace. Further UPVC double glazed window providing views over garden. Double radiator, ample power points and a log burning stove on a slate hearth. Continuation of the engineered oak flooring. Smooth plastered ceiling and four wall lights.

SECOND HALLWAY Stairs to first floor landing. Door to second cloakroom. Decorative half panelling to the wall. Double glazed UPVC sash window to the front elevation. Double radiator and ample power points. Continuation of the engineered Oak flooring. Smooth plastered ceiling with ceiling light.



First Floor

LANDING Continuation of the decorative half panelling. Doors to all principal rooms. Two Velux windows to the side elevation. Open area currently used as office space with double glazed UPVC window to the rear elevation. Airing cupboard housing shelving and Santon premier plus unvented hot water system. Smooth plastered ceiling with two loft hatches and a combination of recessed spot lighting and ceiling down lights. Sloping ceiling to one side of the landing.

MASTER BEDROOM (6.63M reducing to 4.18M x 3.22M x 3.23M reducing to 1.87M) Cast iron effect radiator. Laminate flooring. Double glazed UPVC French doors and window to Juliet balcony with cast iron balustrade providing views over the garden. Smooth plastered ceiling with recessed spot lighting. Four wall lights. Door to ensuite and;

WALK IN WARDROBE (3.024M x 1.58M) Smooth plastered ceiling with recessed spot lighting. Double glazed UPVC obscured window to the side elevation. Radiator and laminate flooring.

ENSUITE Double glazed UPVC window to the rear elevation. Panel enclosed bath with telephone shower attachment and chrome mixer taps over. Wash hand basin with hot and cold chrome mixer taps and vanity unit beneath providing a double cupboard. WC, separate walk in shower cubicle, extractor fan, radiator and tiled mosaic floor. Decorative tiling to principal areas. Decorative half wood panelled walls. Double shaver point. Fitted bathroom cabinet with mirror fronted doors. Smooth plastered ceiling with recessed spot lighting.



BEDROOM TWO (3.68M x 3.39M) Double glazed UPVC Georgian style sash window to the front elevation. Double radiator with thermostat valve and ample power points. Laminate wood flooring. Door opening to large walk-in cupboard providing hanging rails and shelving. Central bar with five down lights and smooth plastered ceiling.

BEDROOM THREE (3.66M x 2.89M plus recess) Double glazed UPVC Georgian style sash window to the front elevation. Double radiator with thermostat valve and ample power points. Cupboard providing hanging rails and shelving. Smooth plastered ceiling with a central ceiling light.

BEDROOM FOUR (2.47M x 2.59M) Double glazed UPVC window to the rear elevation providing views over the garden. Double radiator and ample power points. Smooth plastered ceiling with a central ceiling light.

SHOWER ROOM Double glazed obscured Georgian style wooden window to the rear elevation. Shower cubicle. Concealed unit with WC, wash hand basin with chrome hot and cold mixer taps and double cupboard beneath. Fitted mirror fronted cabinet with shelving, integrated double shaver point and plinth over the top with two down lights. Decorative mosaic tiling, wood laminate flooring and smooth plastered ceiling with recessed spot lighting and extractor fan.



OUTSIDE

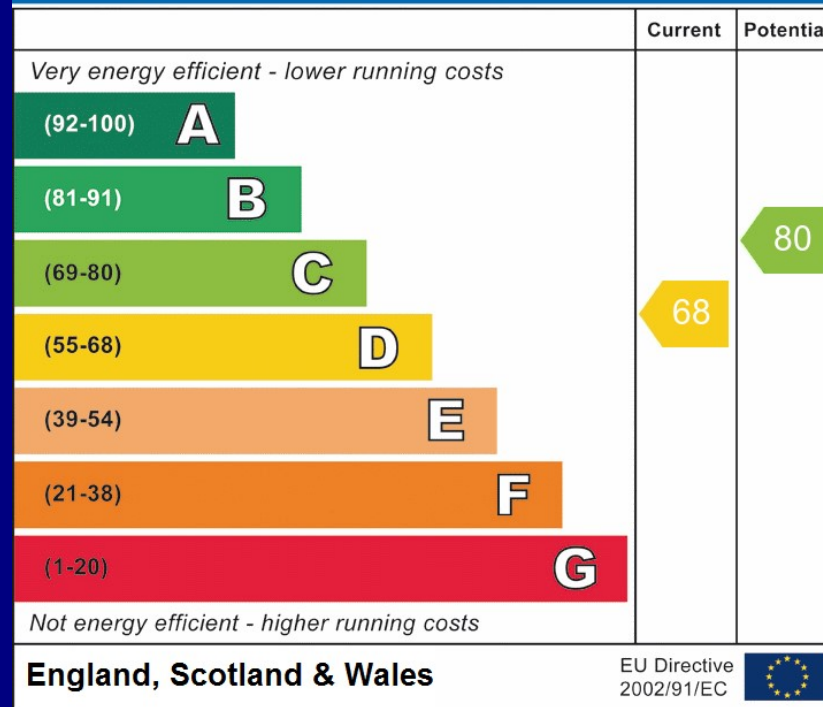
FRONT OF PROPERTY The property is accessed by a block paved driveway with a large parking area. To the left there is privet hedging, and wooden fencing to the other. Side pathway to pedestrian gate leading to the rear garden. Decorative border with a mixture of shrubs and trees.

REAR GARDEN The extensive tropical gardens are enclosed by a mixture of fencing, hedging and brick wall. There is a large mixture of shrubs and trees throughout the gardens. Leading from the French doors, there is a patio area with steps up to the first lawn. A stone and cobbled pathway continues up towards a further terrace seating area providing space for Alfresco dining and further lawned area with reclaimed railway sleepers in retained borders. The pathway continues to further fenced area with a garden pond and bridge leading over to the summer house and garden shed. Further gates lead to an area of woodland garden.

The Local Area known for its outstanding natural beauty.



Energy Efficiency Rating



COUNCIL TAX BAND: G

Eastleigh Borough Council

REF: NG / 2961

Viewings strictly by appointment with Manns and Manns only.

To arrange a viewing please contact us on 02380 404055.

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



1 & 2 Brooklyn Cottages
Portsmouth Road
Southampton
SO31 8EP



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.