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## PORTSMOUTH ROAD, BURSLEDON, SOUTHAMPTON, SO31 8EW



**BEAUTIFULLY PRESENTED MODERN FOUR BEDROOM DETACHED PROPERTY SET IN A SMALL RESIDENTIAL DEVELOPMENT. THIS LOVELY HOME IS WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES, GREEN SPACES AND EXCELLENT TRANSPORT LINKS, EARLY VIEWING IS RECOMMENDED.**

**£550,000 Freehold**

This beautifully presented four bedroom detached dwelling is situated on a small residential development in the popular location of Bursledon, Southampton. The property offers, in our opinion, a perfect blend of modern design and comfortable living, creating an inviting space that the new homeowner will be proud to call their own. With its convenient position, in close proximity to local amenities, green spaces, a reservoir and King George's Recreation Ground, the location is ideal for those who enjoy the great outdoors.

The ground floor accommodation comprises of a hallway, living room, kitchen/diner, and a bedroom with an en-suite. On the first floor are three bedrooms, with an en-suite to the principal room, and a family bathroom. Outside there is a driveway, garage and an enclosed rear garden.

Don't miss out of this incredible opportunity to make this house your new home. Call us today to arrange a viewing and experience firsthand all this property has to offer.



**Approximate total area<sup>(1)</sup>**  
 1308.14 ft<sup>2</sup>  
 121.53 m<sup>2</sup>

**Reduced headroom**  
 68.03 ft<sup>2</sup>  
 6.32 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.



## 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, 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

Upon entering the property, you are greeted by the hallway offering space to de boot and hang your outdoor gear. There are doors to principal rooms, two handy storage cupboards and stairs rising to the first floor. The well-proportioned living room, to the rear elevation, is a bright and airy space with French doors opening onto the patio offering a seamless transition from indoor to outdoor living.





A door opens from the lounge into the well equipped and modern kitchen/diner which comprises of a comprehensive range of matching wall and floor mounted units with worksurface over. Integrated appliances include a built-in electric NEFF electric fan assisted oven and grill above. There is a NEFF hob with an extractor hood over, integrated fridge/freezer and a integrated dishwasher. The kitchen benefits from a side elevation window with a 1½ bowl stainless steel sink and drainer beneath. The dining area boasts French doors opening onto the patio, making this a perfect space for gathering and entertaining.

Bedroom two, located to the ground floor is a good-sized double, which would lend itself to being utilised as a guest suite. It has a pretty front elevation bay window and has the added convenience of an en-suite shower room with Jack and Jill doors allowing access from the bedroom and the hallway. The contemporary en-suite offers a walk-in shower cubicle, wash hand basin and a concealed cistern WC.





## First Floor Accommodation

Ascending to the first-floor landing, there are doors to principal rooms, a linen cupboard and a loft access point. Bedroom one, is a well-proportioned double room with a front elevation window and bespoke fitted wardrobes. There is the added convenience of a modern en-suite with a large walk-in shower cubicle, side elevation Velux window, wash hand basin and a WC with concealed cistern.

Bedrooms three and four are both to the rear elevation and benefit from windows providing views over the garden. The contemporary family bathroom offers a side aspect Velux window and comprises of a panel enclosed bath with a handheld shower attachment, wash hand basin and a concealed cistern WC.





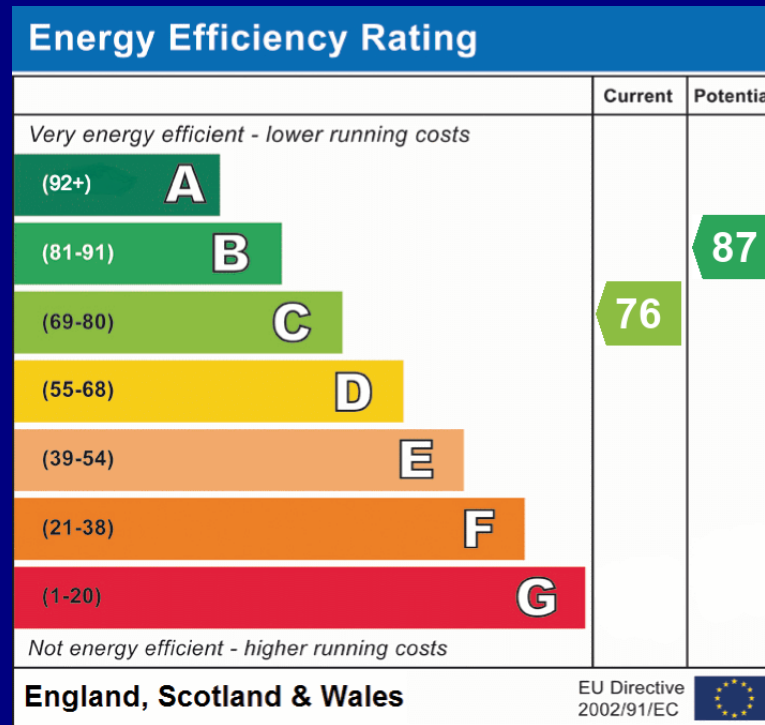
## Outside

The property is approached via a tarmacadam driveway leading to the entrance door, under a storm porch and to a detached garage. Decorative borders contain a mixture of plants and shrubs. There is pedestrian access into the rear garden. The garage has an electric roller door to the front aspect, a pedestrian door to the rear, power and lighting.

The rear garden is enclosed by timber fencing with decorative planted borders containing an array of plants and shrubs. A paved patio spanning the width of the dwelling offers the ideal space for outdoor entertaining and al fresco dining. There are steps up to the garden which is mainly laid to lawn.







**COUNCIL TAX BAND: E - Eastleigh Borough Council.**

**UTILITIES: Mains electricity, water and drainage. HEATING: Samsung air source heat pump.**

**ANNUAL SERVICE CHARGE: £170 paid annually to Manor Grange Management Co. Ltd.**

**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)

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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.