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HIGH STREET, OLD BURSLEDON, SOUTHAMPTON, SO31 8DL

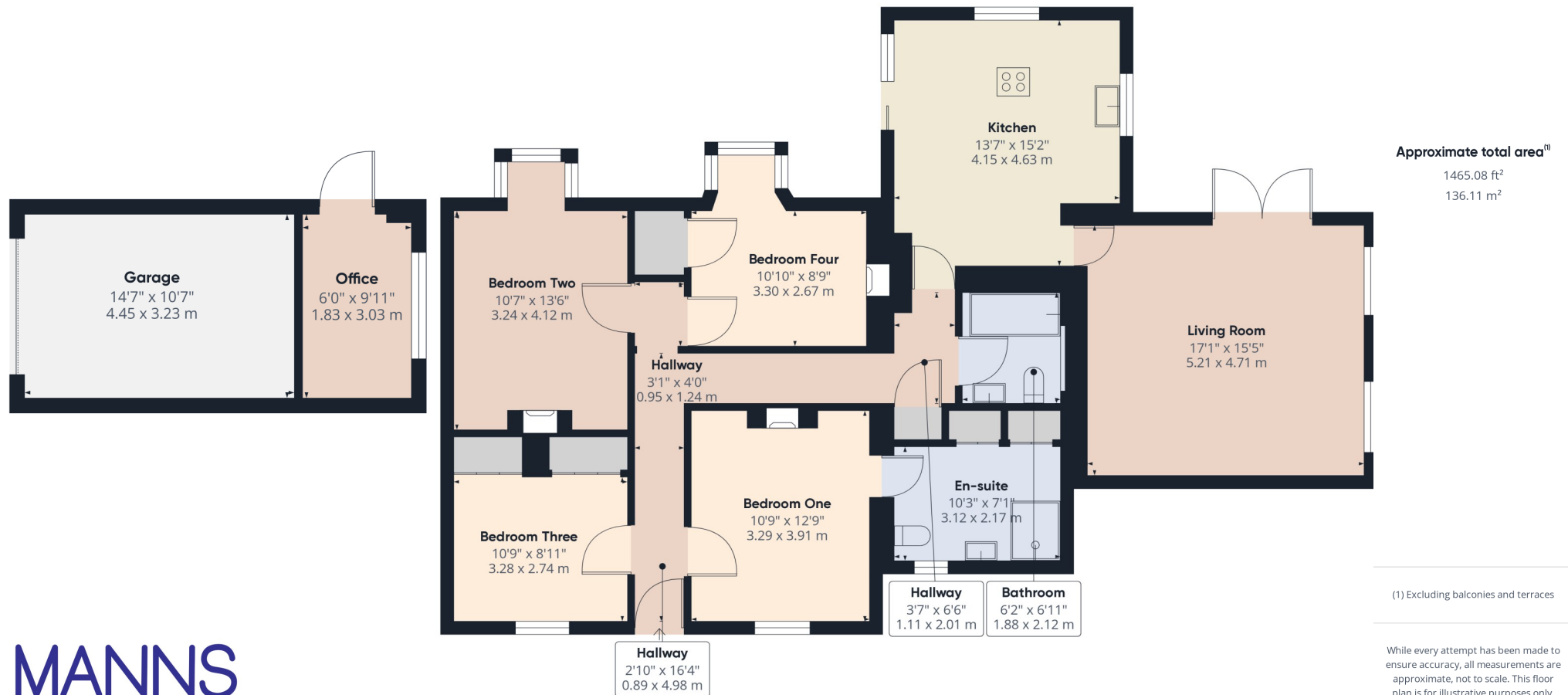


SUPERB FOUR BEDROOM, GRADE II LISTED BUNGALOW NESTLED IN THE HIGHLY SOUGHT AFTER LOCATION OF OLD BURSLEDON. BOASTING A SPACIOUS GARDEN, DRIVEWAY, GARAGE AND PICTURESQUE VIEWS OF THE SURROUNDING COUNTRYSIDE, VIEWING IS RECOMMENDED TO APPRECIATE BOTH THE ACCOMMODATION AND SETTING ON OFFER.

Guide Price £900,000 Freehold

This delightful four-bedroom, grade II listed bungalow is nestled in the highly desirable and well-regarded location of Old Bursledon. Occupying a sizeable plot, over its lifetime, the property has undergone significant but sympathetic extension and renovation and yet it still retains much of its original character and charm. Briefly, the accommodation comprises of a hallway, living room, kitchen, four double bedrooms with an en-suite to the principal bedroom, and a family bathroom. Outside there is off road parking for multiple vehicles, a garage, home office and a secluded rear garden.

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



(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.

Calculations are based on RICS IPMS 3C standard.

The Local Area Of Bursledon

The conservation area of Old Bursledon is a village, on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Often referred to as the sheltered haven, Old Bursledon is perfectly suited for yachts and motorboats alike. It is one of the River Hamble's best-kept secrets. The neighbouring Elephant boatyard offers sheltered pontoon births, shore facilities, water, and electricity. The yard is situated on the site where HMS Elephant was built in 1786, Nelson's flagship during the Battle of Copenhagen in 1801. It has been a working boatyard ever since.

Swanwick marina is within walking distance and can accommodate over 300 berths, some for boats over 18m. They also offer a dry stack service and, you can also dry berth yachts up to 13m. A short distance away is a public slipway and numerous chandleries. Local yacht clubs include the Royal Southern Yacht Club in Hamble and Warsash sailing club.

The 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 yacht havens, Lymington or Poole. Close to Swanwick Marina, you'll find a number of pubs and restaurants to try, but if you'd like to stretch your legs a little more you can take a stroll out to the waterside villages that punctuate 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 beautiful local church in Old Bursledon can trace its history back to the last half of the twelfth century, and today offers regular Christian services.

For those who like to shop, there are nearby supermarkets in Bursledon and Hedge end. Just over two miles away is Whiteley Shopping Centre offering an eclectic mix of restaurants and high street shops that stay open late on most days. Further afield, Southampton City Centre offers a wealth of shops, as well as restaurants, cinemas, and nightlife.

There are nearby A/M27 links to neighbouring cities, which include Portsmouth, Southampton, Winchester, and Chichester. Bursledon train station is within walking distance, which has direct links to Southampton and Portsmouth. There is a direct link to London from Southampton Airport Parkway, Eastleigh with an approximate commute time of 1 hour 20 minutes.

Local schools include Bursledon C of E Infant and Junior School, The Hamble Secondary School, and Westfield Park independent, coeducational, day and boarding school for boys and girls aged 3 years to 13 years.



Accommodation

Upon entering the property, you are greeted by the hallway with doors to principal rooms. At the end of the hallway is a modern kitchen which comprises of a comprehensive range of wall and floor mounted units with an oak worksurface over. This kitchen will prove popular with culinary enthusiasts and boasts an island with an induction hob. Integrated appliances include a built-in double oven, fridge freezer, washing machine, dishwasher; there is the added benefit of a water softener and space for a wine cooler. The room is filled with natural light and offers windows to two aspects with French doors opening directly onto the patio area.

The well-proportioned living room is light and airy with two windows providing views over the garden and French doors opening onto the patio. This is the ideal space for entertaining or simply relaxing at the end of a busy day.





Bedroom one is a well-proportioned double room with a window looking over the driveway and boasts the added convenience of a larger than average en-suite complete with a shower cubicle, wash hand basin, WC and two linen cupboards.

Bedroom two is currently utilised as a family room, demonstrating the versatility of the accommodation on offer. This bedroom, again a good-sized double, offers a window providing views over the rear garden and retains a characterful feature fireplace.

Bedroom three is a double room to the front elevation with windows overlooking the driveway and two fitted wardrobes providing useful storage.

Bedroom four, another delightful double room offers a window providing lovely views over the rear garden. A cupboard offers convenient storage. This bedroom also boasts a gas fired replica log burning stove.

The family bathroom features decorative panelling to the walls, a claw and ball roll-top bath with a shower over, a wash hand basin and a WC.


Outside

The property is approached via a sweeping gravel driveway with decorative planted borders to the sides hosting an array of established plants and trees. There is off road parking for multiple vehicles. An area of block paving leads to the garage. A pedestrian gate provides access into the rear garden behind which is an EV charging station.

The spacious rear garden occupies approximately 0.4 of an acre and is largely laid to lawn with a lightly wooded area extending to neighbouring fields. The property also benefits from the added convenience of a home office with power and lighting, which is located to the rear of the garage. A timber shed offers useful storage. A patio area spans with the width of the dwelling and may be accessed directly from the living room and kitchen. This provides an idyllic spot for outdoor entertaining and al fresco dining and features a glass topped illuminated well.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



COUNCIL TAX BAND: D - Eastleigh Borough Council.
UTILITIES: Mains gas, electricity, water and drainage.
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To arrange a viewing please contact us.

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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).

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