

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNNS
& MANNNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055



**HILL PLACE
BURSLEDON
SOUTHAMPTON
SO31 8AE**

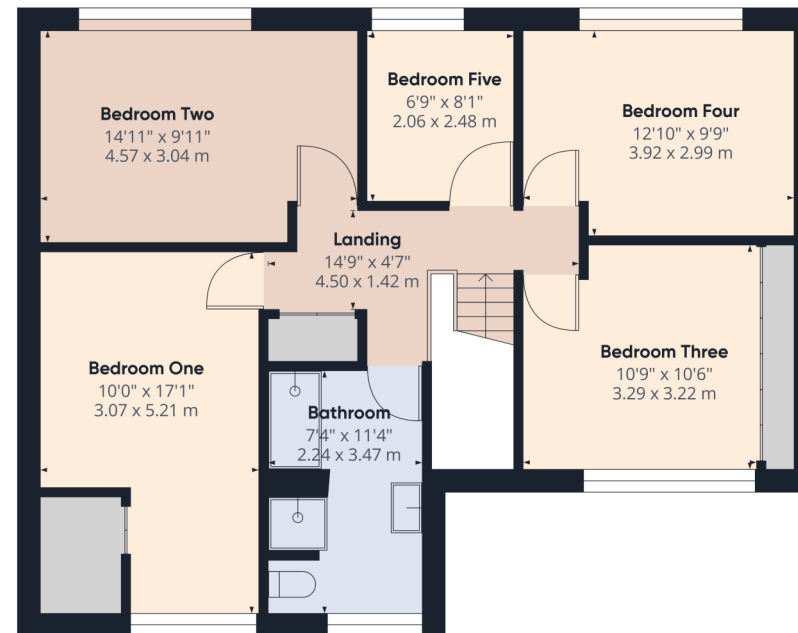
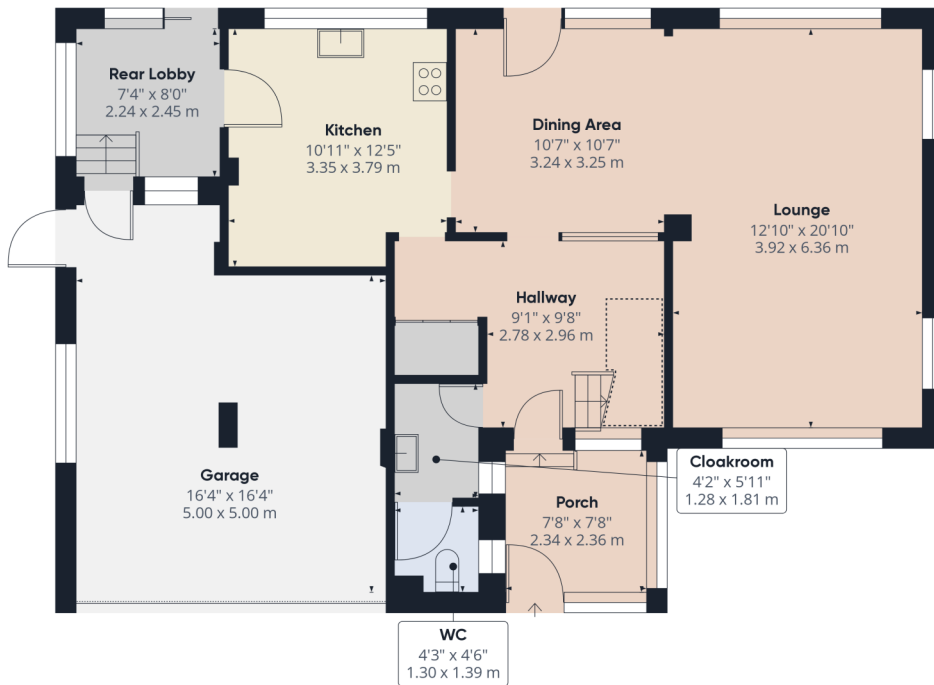
SUBSTANTIAL AND ATTRACTIVE FIVE-BEDROOM DETACHED DWELLING SITUATED IN A HIGHLY SOUGHT AFTER AREA WITH A SIZEABLE PLOT OF APPROXIMATELY ONE THIRD OF AN ACRE. THIS BEAUTIFUL HOME PRESENTS A SPACIOUS LAYOUT WITH A WARM AND WELCOMING ATMOSPHERE. PROUDLY BOASTING A DOUBLE GARAGE AND SWIMMING POOL. VIEWING RECOMMENDED.

Offers Over £750,000 Freehold

Introducing this substantial five-bedroom detached dwelling situated on a sizeable plot of approximately one third of an acre, in a highly sought-after location. This beautiful home presents a spacious layout with a warm and welcoming atmosphere. Proudly boasting unique features including a double garage and a swimming pool. Situated in a quiet area, this home is in close proximity to public transport links, schools, local parks and woodland or riverside walks.

Briefly, the ground floor accommodation comprises of a porch, hallway, lounge, dining area, kitchen, rear lobby, cloakroom and a double garage. On the first floor there are five bedrooms and a family bathroom. Externally, there are extensive gardens to the front of the property and a driveway providing off-road parking for multiple vehicles. The rear garden houses the swimming pool.

In summary, this property combines comfort and convenience, and offers the discerning purchaser both versatile and extensive living accommodation. Contact us today to arrange a viewing and experience the charm of this beautiful home firsthand.



Approximate total area⁽¹⁾

1912.52 ft²
177.68 m²

Reduced headroom

21.84 ft²
2.03 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.



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

Entry to the property is via an enclosed porch with large floor to ceiling double glazed UPVC windows to the front and side aspects. Here there is ample space to de-boot. Upon entering the bright and airy hallway you will find doors to principal rooms and stairs rising to the first-floor landing. The downstairs cloakroom is located adjacent to the porch and comprises of a wash hand basin with a vanity unit beneath. A concealed cistern WC is accessed via a further door and this room also offers additional storage. The spacious lounge has large double glazed UPVC windows to the front and rear elevations offering views over the respective gardens and allowing an abundance of natural light to flood into the room. The lounge opens into the dining area, which offers plenty of space for your furniture. A double glazed UPVC window and door overlook the swimming pool and open out onto the rear garden. A door leads into the well-appointed kitchen which comprises of a range of matching wall and floor mounted units with a roll-top worksurface over. Offering an eye-level double oven and a five-ring ceramic hob with an extractor hood over. There is a 1½ bowl sink and drainer, space and plumbing for a dishwasher or washing machine and further appliance space. The kitchen also boasts the added convenience of a breakfast bar.

A door opens into the rear lobby, which has sliding double glazed UPVC patio doors into the rear garden, and a cupboard housing the heating controls for the swimming pool. Three steps lead to a glazed door, opening into the garage.

The garage space is ideal for storage, but is perfect for future conversion, subject to the relevant planning. The garage currently houses a Potterton boiler and benefits from power and lighting. There is an electric roller door to the front aspect and a UPVC door to the side elevation providing pedestrian access to and from the rear garden.





First Floor Accommodation

Ascending to the first floor, there are doors to all rooms and a large linen cupboard housing an insulated hot water tank. There is a loft access point with a pull-down loft ladder.

Bedroom one, a good-sized double room, has a double glazed UPVC window to the front elevation and benefits from a fitted wardrobe with overhead lockers and additional eaves storage.

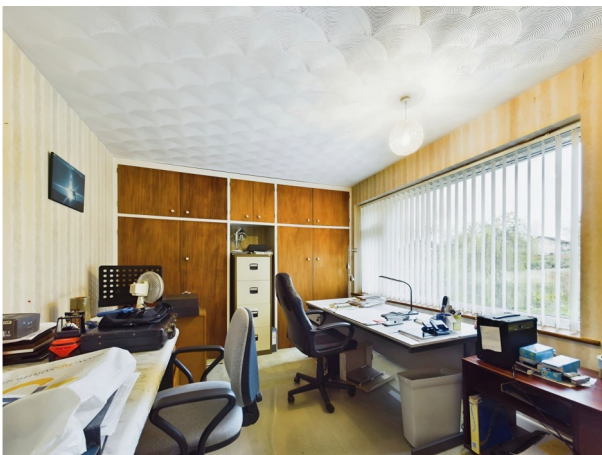
Bedroom two, a well-proportioned double room, has a large double glazed UPVC window to the rear aspect, overlooking the rear garden and swimming pool. This room offers numerous fitted wardrobes/cupboards with overhead lockers and is currently configured as an office.

Bedroom three, a further spacious double room, has a large double glazed UPVC window overlooking the rear garden and swimming pool.

Bedroom four, to the front elevation, is also a large double room and benefits from several fitted wardrobes to one wall.

Bedroom five is a single room with a double glazed UPVC window to the rear elevation.

All bedrooms share the family bathroom which comprises of two shower cubicles, a low-level WC and a wash hand basin with a vanity unit beneath.

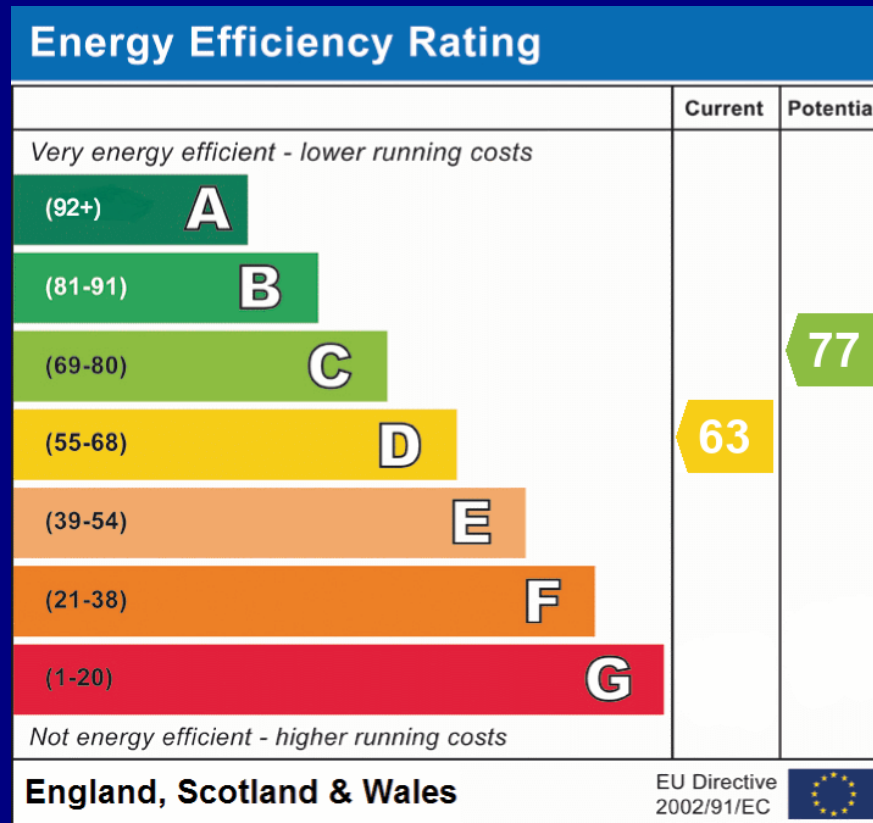




The property is approached via a block paved driveway, providing off road parking for multiple vehicles and leading to the double garage. There is a pedestrian gate allowing access to the rear garden. A pathway and steps lead to the enclosed porch. The large front garden is mainly laid to lawn with numerous planted borders boasting a range of mature shrubs and trees.



The rear garden is bound by timber fencing and is largely paved. It houses a generously sized, heated swimming pool, perfect for outdoor entertaining and gatherings. To one side is a storage shed, to the other is a small area of lawn. The rear garden further benefits from a large wall mounted sun canopy.



COUNCIL TAX BAND: F - Eastleigh Borough Council.
UTILITIES: Mains gas, electric, water and drainage.
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.