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HILL PLACE, BURSLEDON, SOUTHAMPTON, SO31 8AE



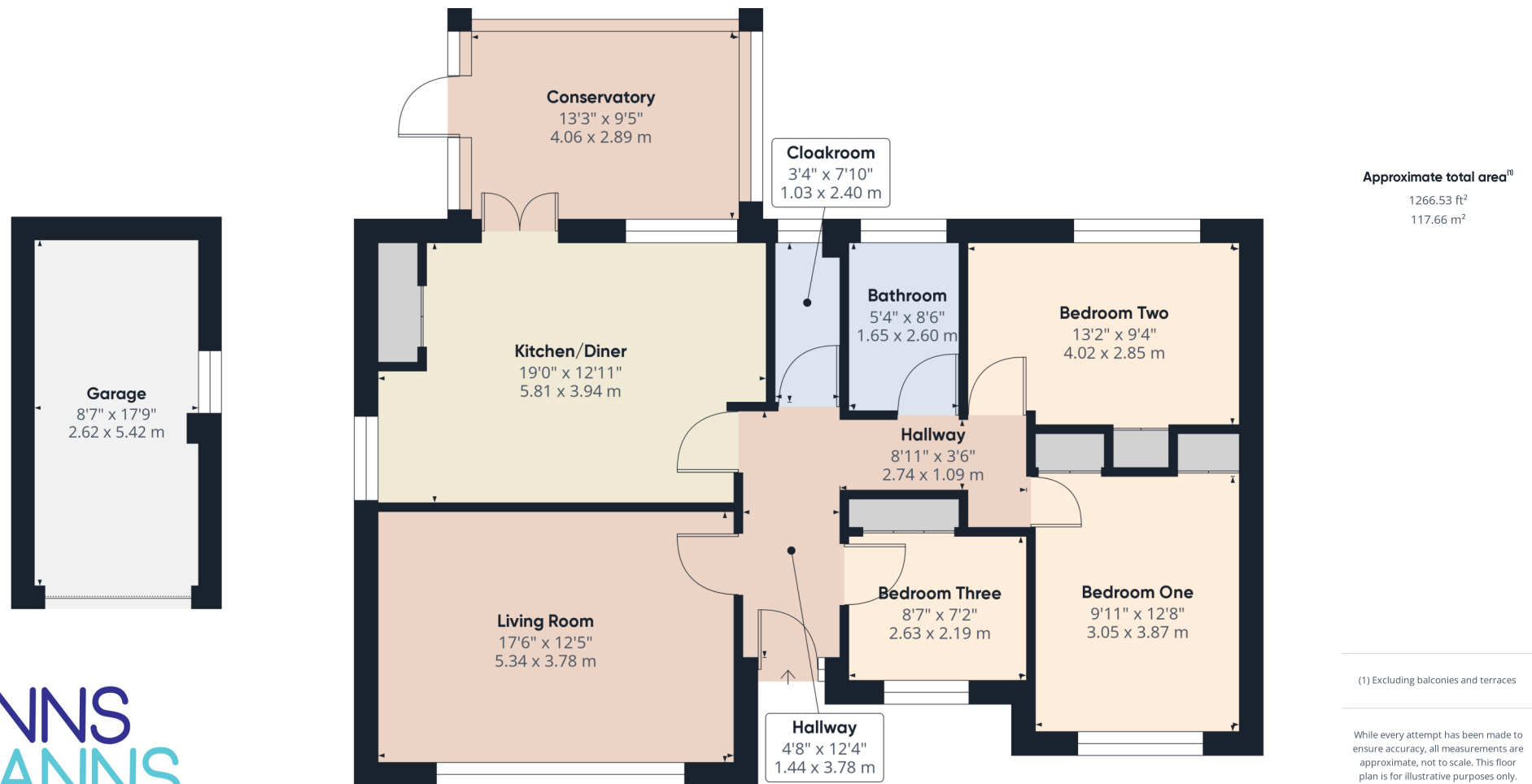
**RARELY AVAILABLE AND HIGHLY SOUGHT AFTER THREE BEDROOM DETACHED BUNGALOW IN A DESIRABLE CUL-DE-SAC.
WITH A SWEEPING DRIVEWAY, DETACHED GARAGE AND ENCLOSED REAR GARDEN, VIEWING IS RECOMMENDED TO
APPRECIATE BOTH THE ACCOMMODATION AND SETTING ON OFFER.**

£600,000 Freehold

This charming three-bedroom detached bungalow is situated in a highly popular cul-de-sac on the fringes on Old Bursledon. Location is key, and this property does not disappoint. Its convenient position, in close proximity to Bursledon Train Station is ideal for commuters. Families will appreciate the nearby schools, parks and green spaces. The area is also known for its peaceful woodland and picturesque riverside walks.

Briefly, the accommodation comprises of a hallway, living room, kitchen/diner, three bedrooms a family bathroom and a cloakroom. Externally, a sweeping driveway provides off-road parking for multiple vehicles, there are gardens to the front and rear, and a detached garage.

Contact us today to arrange a viewing and experience the charm of this beautiful bungalow firsthand.



(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 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.



Accommodation

Upon entering the property, you are greeted by a welcoming hallway with a double glazed UPVC front door and doors to principal rooms. The well-proportioned living room is to the front elevation and offers a large double glazed UPVC window overlooking the property frontage.



The kitchen diner is a bright and airy room with a window and French doors into the conservatory, which allow an abundance of natural light to flood into the room. Comprising of a range of matching wall and floor mounted units with a contemporary worksurface over, this well-equipped kitchen will prove popular with culinary enthusiasts. There is a built under Neff oven with an extractor hood over, a ceramic hob, space and plumbing for a washing machine and an integrated fridge.

The conservatory is of UPVC construction on a dwarf brick wall with a glazed apex roof. Windows to three sides provide views over the rear garden. A door, to the side elevation, opens into the garden.





Bedroom one, to the front aspect, is a well-proportioned double room with a window overlooking the property frontage. There are two handy, built-in cupboards. Bedroom two is also a double room and offers a window overlooking the rear garden. Built in wardrobes provide a convenient storage solution. Bedroom three is to the front elevation and benefits from a built-in wardrobe offering handy storage space.

The modern family bathroom comprises of a roll-top bath with a shower attachment, a separate shower cubicle, a vanity wash hand basin and a low-level WC. The walls are tiled to principal areas and the room benefits from a tiled floor. The bathroom is finished with a corner cabinet and a heated towel radiator.

The property boasts the added convenience of a cloakroom which comprises of a wall mounted wash hand basin and a low-level WC.



Outside


The property is approached via a sweeping in-and-out driveway providing off-road parking for multiple vehicles. The front garden is mainly laid to lawn with a range of mature shrubs.

The detached garage is built of brick elevations under a flat roof. There is an up and over door to the front aspect, power and lighting.

The rear garden is largely enclosed by timber fencing and is mainly laid to lawn. Beautifully landscaped with decorative, planted borders culminating a vast array of established shrubs and trees, this is an idyllic spot for outdoor entertaining and al fresco dining. A paved area behind garage provides access to a timber shed.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E - 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



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 Portsmouth Road
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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.