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## RAVENS CROFT CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8FT



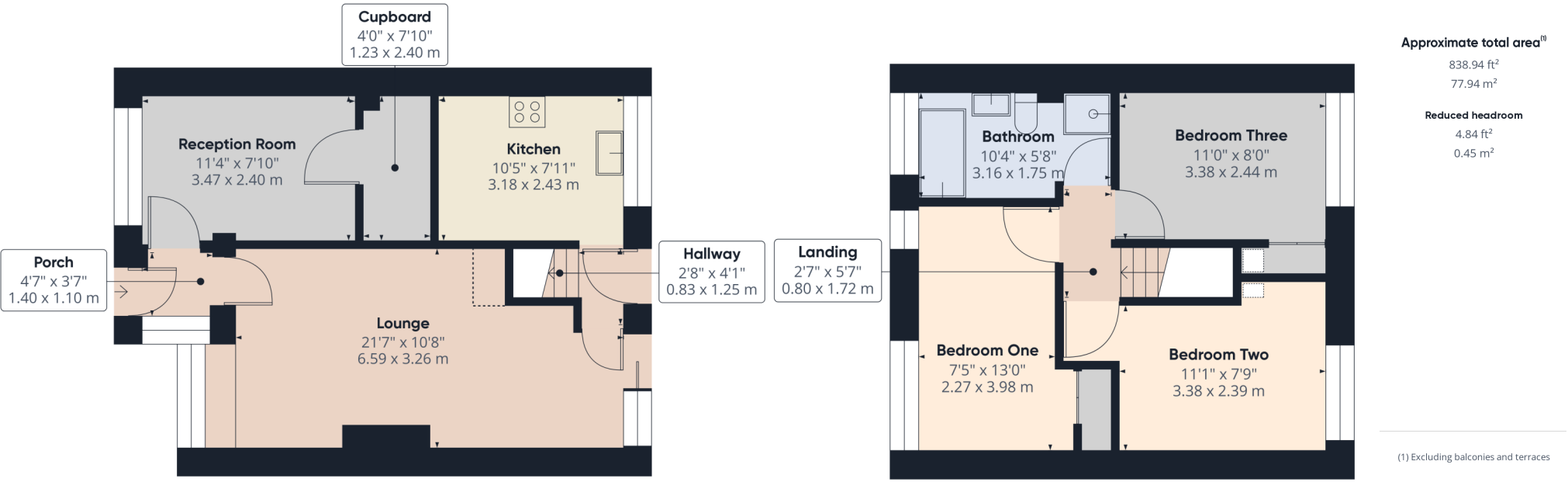
**QUIETLY SITUATED, THREE BEDROOM SEMI-DETACHED HOUSE IN A POPULAR CUL-DE-SAC IN BURSLEDON.  
THE DWELLING BOASTS DRIVEWAY PARKING AND IS CONVENIENTLY LOCATED FOR NUMEROUS LOCAL AMENITIES.  
VIEWING RECOMMENDED.**

**£290,000 Freehold**

This quietly situated three-bedroom semi-detached house is located in the popular residential area of Bursledon. The property benefits from two reception rooms and a kitchen on the ground floor. On the first floor are three double bedrooms and a family bathroom. Externally, there is driveway parking and gardens to the front and rear.

The property is conveniently situated for Lowford Village amenities, which include a community centre, library, café, convenience store, public house and takeaways. Bursledon Infant and Junior Schools are under half a mile away on foot. Regular bus services run between Southampton and Portsmouth City Centre's via Lowford Village and junction 8 of the M27 lies approximately 1 mile away.

Call us today to arrange a viewing.





### 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, and The Hamble Secondary School.

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.



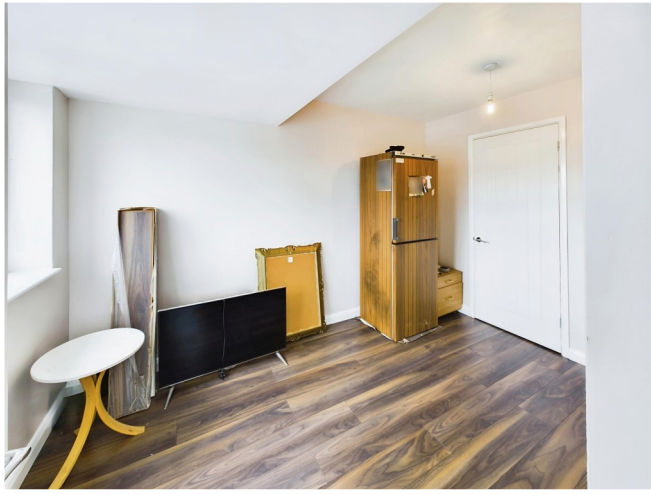
### Ground Floor Accommodation

Upon entering the property you are greeted by a porch, offering space to de boot. There are doors into the lounge and reception room two. Laminate flooring adorns much of the ground floor.

The well-proportioned lounge is light and airy and benefits from a window to the front elevation and sliding doors to the rear, opening onto the patio. A fireplace and surround offer space for an electric fire, making this a lovely spot to relax and unwind at the end of a busy day. A door opens into a small hallway with access to the kitchen and stairs rising to the first floor.







The kitchen comprises of a range of matching wall and floor mounted units with a square edged worksurface over. A 1½ bowl sink and drainer lie beneath a rear elevation window, offering views over the garden. There is space for a freestanding oven, space and plumbing for a washing machine and dishwasher, and further appliance space. A glazed panel door opens into the garden.

Reception room two is a versatile space which would make an ideal dining room, study or playroom, and offers a front elevation window overlooking the driveway. A door opens into a sizeable walk-in cupboard providing an ideal storage solution; this cupboard also houses the boiler.





### First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms. Bedroom one boasts two front elevation windows and a fitted wardrobe. Bedrooms two and three are of good proportions with windows overlooking the rear garden and both offer an area of built in storage. Bedroom two houses the loft hatch. The four piece bathroom suite comprises of a shower cubicle, panel enclosed bath, pedestal wash hand basin a low-level WC, and is completed with a heated towel radiator.



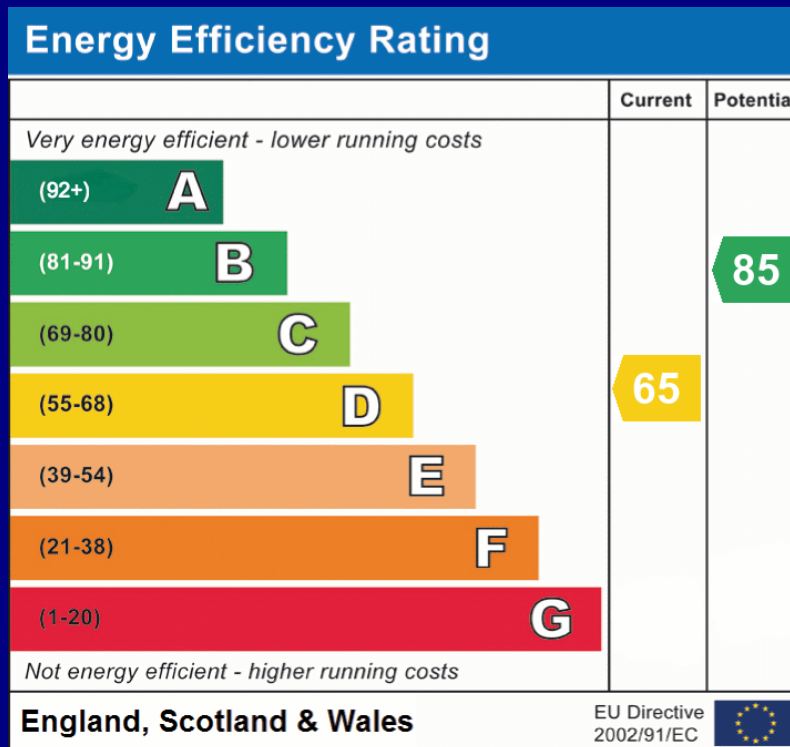




### Outside

The property is approached by a driveway, which is wall enclosed to one side and provides off-road parking, Steps lead to the entrance door. The front garden is mainly laid to lawn.

The rear garden is enclosed by a mixture of walls and timber fencing with a pedestrian gate to the side. This low maintenance garden benefits from a patio, adjacent to the house, which provides a lovely spot for al fresco dining and outdoor entertaining. Beyond the patio is a gravelled area housing a timber shed.



**COUNCIL TAX BAND: C - Eastleigh Borough Council.**  
**UTILITIES: Mains gas, electricity, water and drainage.**  
**Viewings strictly by appointment with Manns and Manns only.**  
**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).

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.