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## HOLLOWBREAD GARDENS, BURSLEDON, SOUTHAMPTON, SO31 8LY



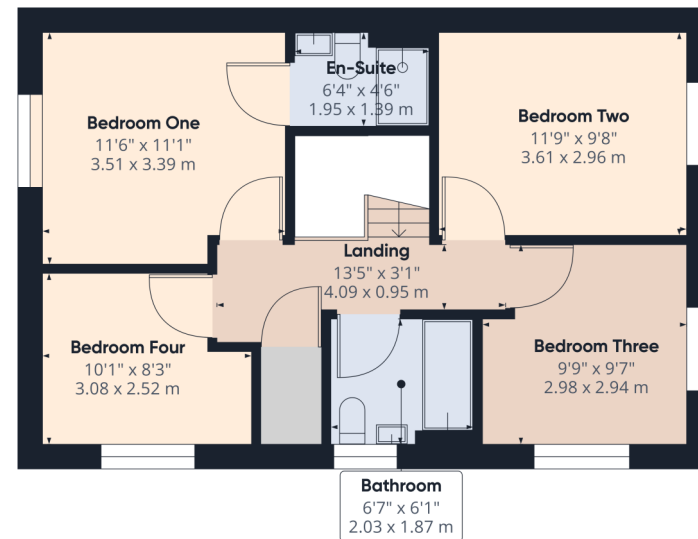
**ATTRACTIVE, FOUR-BEDROOM DETACHED DWELLING SITUATED WITHIN A POPULAR MODERN DEVELOPMENT WITH A GARAGE, OFF ROAD PARKING AND VIEWS TOWARDS THE LOCAL WILDLIFE AND GREEN SPACE.**

**£475,000 Freehold**

Welcome to this immaculately presented four-bedroom detached dwelling, built in approximately 2017 by Taylor Wimpey UK, which is ideal for families and located in a popular, modern, residential neighbourhood. This well-proportioned home offers a perfect blend of contemporary living and convenience whilst still being in close proximity to local amenities, green spaces and play parks.

Briefly, the ground floor accommodation comprises of a hallway, living room, kitchen/diner, utility room and cloakroom. There are four bedrooms on the first floor, with an en-suite to bedroom one, and a family bathroom. Externally, there is a garage and an enclosed rear garden.

Don't miss the opportunity to own this exquisite family home. Contact us today to arrange a viewing.




Approximate total area<sup>(1)</sup>

1355.11 ft<sup>2</sup>

125.89 m<sup>2</sup>

(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.

## Ground Floor Accommodation

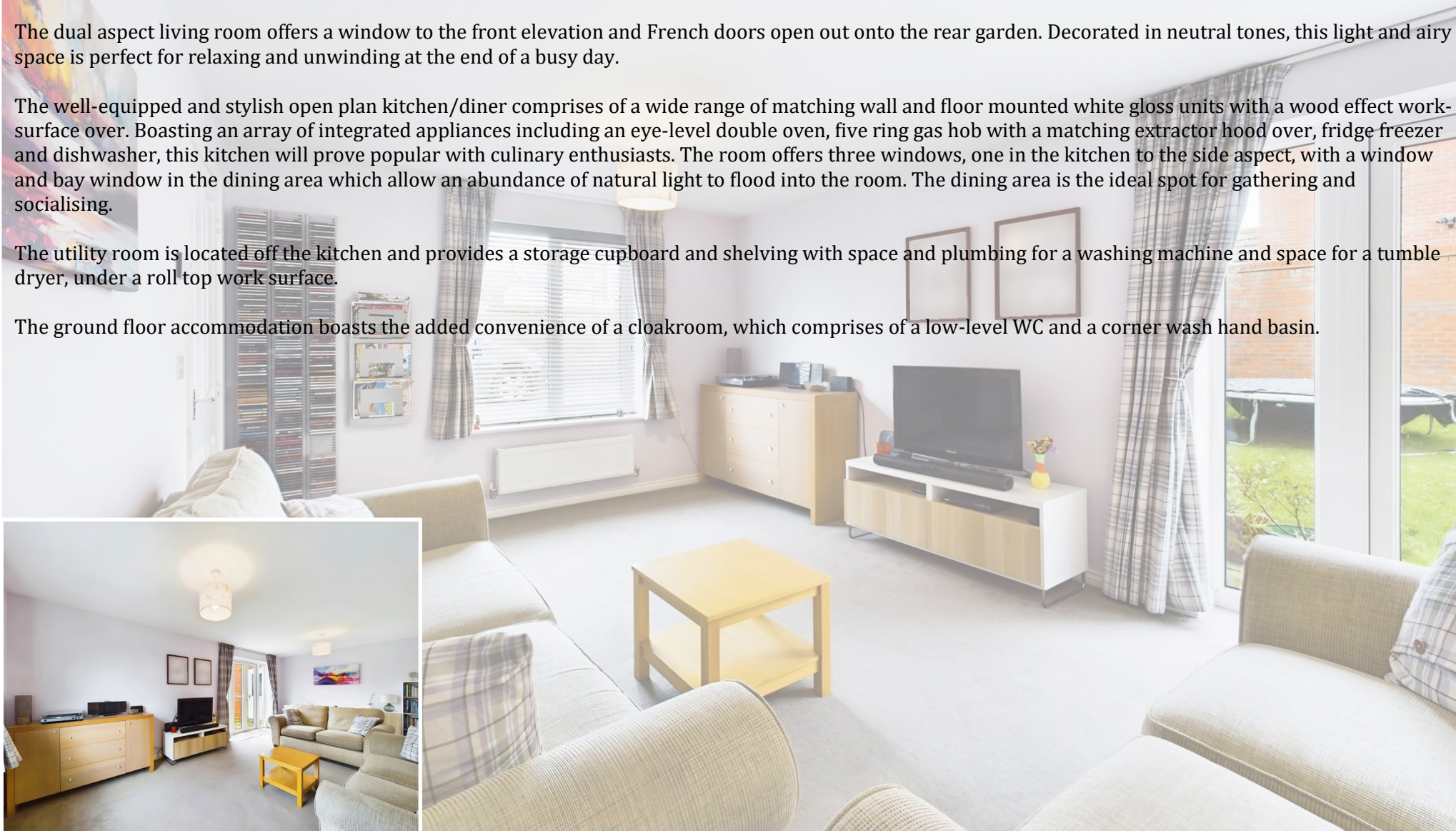
Upon entering, you are greeted by a spacious hallway, with doors to principal rooms, stairs rising to the first floor and a handy under stairs storage cupboard with power and lighting. Here, there is ample space to de-boot and hang your coats. The floor is laid with Amtico flooring, which flows into the kitchen/diner and utility room.

The dual aspect living room offers a window to the front elevation and French doors open out onto the rear garden. Decorated in neutral tones, this light and airy space is perfect for relaxing and unwinding at the end of a busy day.

The well-equipped and stylish open plan kitchen/diner comprises of a wide range of matching wall and floor mounted white units with a wood effect work-surface over. Boasting an array of integrated appliances including an eye-level double oven, five ring gas hob with a matching extractor hood over, fridge freezer and dishwasher, this kitchen will prove popular with culinary enthusiasts. The room offers three windows, one in the kitchen to the side aspect, with a window and bay window in the dining area which allow an abundance of natural light to flood into the room. The dining area is the ideal spot for gathering and socialising.

The utility room is located off the kitchen and provides a storage cupboard and shelving with space and plumbing for a washing machine and space for a tumble dryer, under a roll top work surface.

The ground floor accommodation boasts the added convenience of a cloakroom, which comprises of a low-level WC and a corner wash hand basin.







### First Floor Accommodation

Ascending to the first floor landing, there are doors to principal rooms, a cupboard with shelving housing the hot water and expansion tank. There is also an insulated loft hatch providing access into the loft space.

Bedroom one is a well-proportioned room with a window overlooking the side of the property. This bedroom benefits from a lovely, fully tiled en-suite with a shower cubicle, low level WC and wash hand basin. There is a shaver point and heated towel radiator.

Bedrooms two and three boast windows providing captivating views over the nearby countryside and duck ponds, which enhances the charm of this beautiful home.

Bedroom four presents a window to the rear elevation.

The modern family bathroom has fully tiled walls and comprises of a panel enclosed bath with a shower over, a pedestal wash hand basin and a low-level WC. There is a heated towel radiator and a fitted mirror.

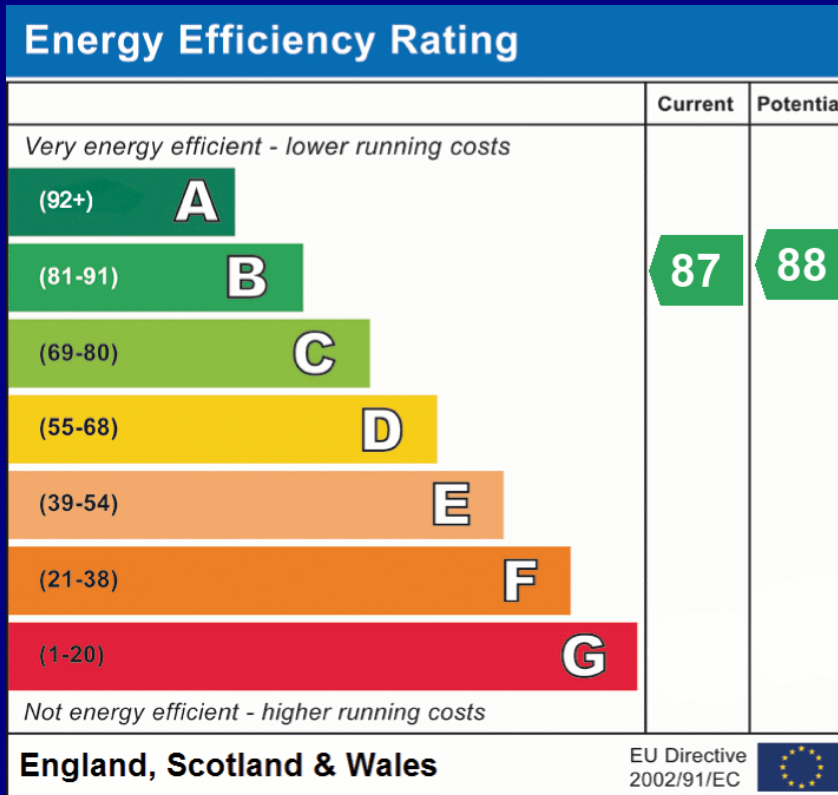




### Outside

The property offers a driveway and garage, providing off-road parking. The garage, with an up and over door, is built of brick elevations under a pitched, tiled roof. There is power and lighting and storage within the eaves.

The spacious rear garden is laid to lawn and enclosed largely by a brick wall with a small amount of timber fencing. There is pedestrian access via a wooden side gate.



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

**UTILITIES: Mains gas, electric, water and drainage.**

**ESTATE MANAGEMENT CHARGE: GCA Property Management Ltd £19.07 per month.**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

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