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**LOWFORD HILL
BURSLEDON
SOUTHAMPTON
SO31 8ER**



RARE OPPORTUNITY TO ACQUIRE THIS BEAUTIFUL FOUR BEDROOM DETACHED DWELLING SITUATED IN A SOUGHT AFTER RESIDENTIAL LOCATION. THIS VERSATILE PROPERTY BOASTS OFF ROAD PARKING FOR NUMEROUS VEHICLES, A DETACHED GARAGE, CARPORT AND WELL MAINTAINED GARDENS. NO FORWARD CHAIN.

£575,000 Freehold

Rarely available, this lovely, detached dwelling offers four bedrooms, three reception rooms and three bathrooms, making it an opportunity not to be missed for those seeking versatile spaces designed to meet the demands of contemporary living. The property boasts a delightful garden and ample parking, including a garage and carport, an absolute must-have for those with multiple vehicles.

The property is situated conveniently for Lowford Village amenities, which include a community centre, library, café, convenience store, public house and takeaways. Bursledon Infant and Junior Schools are approximately 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 around 1 mile away.

Adding further to the desirability of this location are the nearby parks and green spaces. These provide plenty of opportunities for leisurely walks, picnics, and outdoor activities. A home in such a location offers the perfect blend of convenience and functionality.

Don't miss the chance to make this house your new home, 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, 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 the property, you are greeted by a light and airy hallway with ample space to de-boot and hang your coats. There are doors to principal rooms and carpeted stairs rising to the first floor. Laminate flooring adorns much of the ground floor. A cupboard houses the gas-fired Worcester boiler.

The bright and airy living room offers windows to the front and side elevations with French doors opening out onto the patio area, providing a seamless transition from indoor to outdoor living.

The kitchen comprises of a comprehensive range of matching wall and floor mounted units with a square edge work surface over. There is space for a freestanding oven with an extractor hood over and further appliance space for a dishwasher, washing machine, tumble dryer and an American style fridge freezer. A breakfast bar provides a handy spot for informal dining. A 1½ bowl stainless steel sink and drainer sits beneath one of two rear elevation windows.

Two steps lead from the kitchen to the dining room, with windows to the front and side elevations, and to the rear lobby, with a door providing access to the driveway and a cloakroom fitted with a wash hand basin and low-level WC.

The study, which is a lovely bright space, with two front elevation windows, would equally lend itself to being utilised as a bedroom.

The ground floor benefits the added convenience of a shower room with a corner shower cubicle, pedestal wash hand basin and a low-level WC.







First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms.

Bedroom one is of good proportions and benefits from handy storage within the eaves. A front elevation window allows plenty of natural light to enter the room.

Bedroom two, another double room, offers a number of fitted wardrobes and drawer units and has a window overlooking the property frontage.

Bedroom three can be found to front elevation and offers a window overlooking the garden.

The nursery/study, a versatile space, can be found at the end of the landing. This room benefits from a Velux window and a built-in storage cupboard.

The first floor boasts both a bathroom and a shower room. The bathroom comprises of a panel enclosed bath with a shower over, a concealed cistern WC and inset wash hand basin with storage beneath. The shower room offers a corner shower cubicle, pedestal wash hand basin and a low-level WC. A built-in cupboard offers a useful storage solution.






Outside

Entry is via electric, double gates revealing a driveway leading along the side of the property to a detached garage and a car port, adjacent to the dwelling. The driveway provides ample parking for multiple vehicles. There is pedestrian access to the front of the property via steps and a block paved pathway.

The garden wraps around the front and side aspects is enclosed by a combination of timber fencing and hedgerow, enhancing the sense of seclusion and privacy. Mainly laid to lawn, with a variety of mature shrubs and trees, there is a pretty block paved patio area, which may be accessed directly from the living room, this is covered by a timber framed garden canopy. The patio offers the perfect spot for outdoor entertaining and al fresco dining.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (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, 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



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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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