

YOUR LOCAL INDEPENDENT ESTATE AGENCY  
ESTABLISHED SINCE 1938

**MANNNS**  
**& MANNNS**  
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK  
TEL: 02380 404055

## HIGH STREET, OLD BURSLEDON, SOUTHAMPTON, SO31 8DL



**CHARMING QUINTESSENTIAL DETACHED GRADE II COTTAGE STANDING WITHIN OVER AN ACRE OF GROUNDS SITUATED IN ONE OF THE MOST DESIRABLE AREAS ON THE SOUTH COAST WITH PANORAMIC VIEWS OF THE RIVER HAMBLE FROM ITS PRIVATE PADDOCK.**

**THE DWELLING HAS SEVERAL OUTBUILDINGS AND SCOPE TO IMPROVE. NO FORWARD CHAIN.**

**Guide Price £995,000 Freehold**

*Lattice cottage is believed to date back to 1850 and has been a wonderful home to the current owner for almost 40 years. The dwelling was Grade II listed in February 1983. There are many features throughout this wonderful dwelling which add to its character and charm. This includes the lattice style casement windows, some of which have internal secondary glazing for comfort, ground floor bay windows, fabulous chimney stacks which are well known to Old Bursledon for their unique design that dates back to Mrs Emmeline Shaw-Story who had a particular enthusiasm towards these being built in the village.*

*Over the years the house has been modernised with gas fired central heating and a modern hot water tank. The characterful windows are generally either wooden or cast iron. You are welcomed into the property by a large solid door leading to the entrance hall, which provides access to the main two reception rooms.*

*There is a kitchen/breakfast room, cloakroom, utility, a rear reception hallway and stairs which lead to the first floor.*

*The first floor has three double bedrooms, a shower room and ensuite shower room to the master bedroom.*

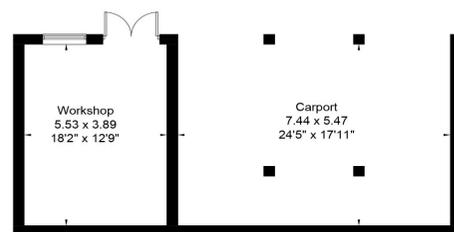
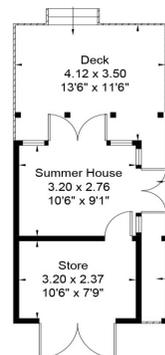
*Externally, the property is approached by electric gates to the gravel driveway which provides several off road parking spaces and area to store a boat.*

*The driveway also provides access to the main house, the paddock (0.8 acres) with a field shelter, a summer house with veranda and a carport with a workshop. The driveway also provides access to two neighbouring properties.*

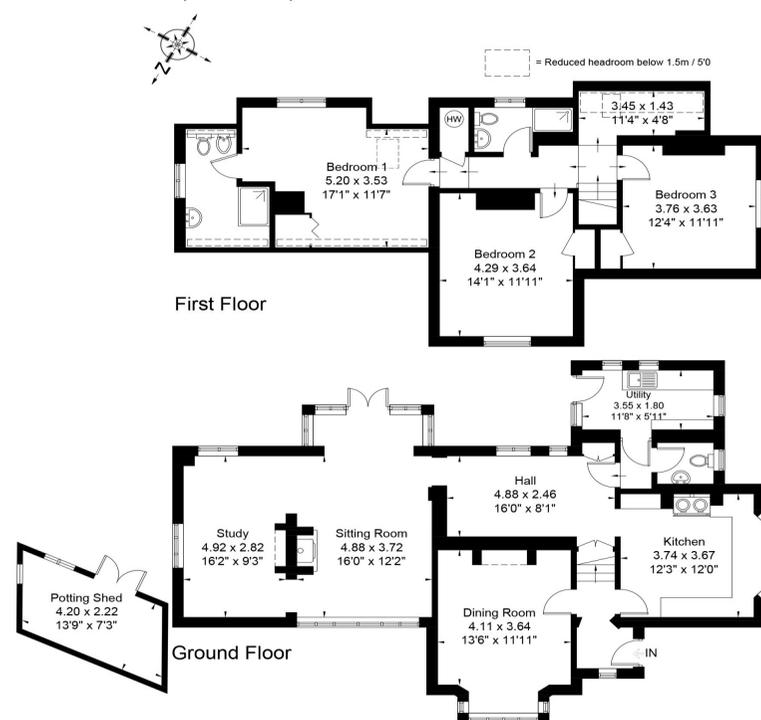
*The property is offered as two freehold titles in one lot with no forward chain.*

## Lattice Cottage, High Street, Bursledon, Southampton, SO31 8DL

Approximate Gross Internal Area = 178.2 sq m / 1918 sq ft  
 Outbuildings = 47.4 sq m / 510 sq ft (Excluding Deck & Carport)  
 Total = 225.6 sq m / 2428 sq ft



**Outbuildings**  
 (Not Shown In Actual  
 Location / Orientation)



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025

## The Local Area Of Old Bursledon

The conservation area of Old Bursledon is a village, on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Often referred to as the sheltered haven, Old Bursledon is perfectly suited for yachts and motorboats alike. It is one of the River Hamble's best-kept secrets. The neighbouring Elephant boatyard offers sheltered pontoon births, shore facilities, water, and electricity. The yard is situated on the site where HMS Elephant was built in 1786, Nelson's flagship during the Battle of Copenhagen in 1801. It has been a working boatyard ever since. Swanwick marina is within walking distance and can accommodate over 300 berths, some for boats over 18m. They also offer a dry stack service and, you can also dry berth yachts up to 13m.

Only a short distance from the dwelling, there is a public slipway and numerous chandleries. Local yacht clubs include the Royal Southern Yacht Club in Hamble and Warsash sailing club. The neighbouring villages include Swanwick, Hamble-le-Rice, Netley, and Sarisbury Green. Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. Close to Swanwick Marina, you'll find a number of pubs and restaurants to try, but if you'd like to stretch your legs a little more you can take a stroll out to the waterside villages that punctuate 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 beautiful local church in Old Bursledon can trace its history back to the last half of the twelfth century, and today offers regular Christian services.

Nearby facilities & transport links: If you like to shop there are nearby supermarkets in Bursledon and Hedge end. Just over two miles away is Whiteley shopping centre and an eclectic mix of restaurants and high street shops that stay open late on most days. Further afield, Southampton centre offers a wealth of shops, as well as restaurants, cinemas, and nightlife. There are A/M27 links to neighbouring cities, which include Portsmouth, Southampton, Winchester, and Chichester. Bursledon train station is within walking distance, which has direct links to Southampton and Portsmouth. There is direct link to London from Parkway, Southampton. The general time to commute from Parkway is approximately 1 hour 20 minutes. Local schools include Bursledon C of E, Hamble Secondary school, and Westfield Park independent, coeducational, day and boarding school for boys and girls aged 3 years to 13 years.



## GROUND FLOOR

Upon entering the cottage you are greeted by an attractive porch canopy which has space for a seating area, supported by feature wooden posts. The main solid wooden door leads to the entrance hall. Stairs ascend to the first floor and two doors provide access to the kitchen/diner and the main receptions rooms. The main living room is flooded with natural light due to its dual aspect. A central fireplace provides a cosy area for those winter months, whilst the French doors allow fresh air on a warm day and the most delightful outlook towards the immediate garden area. There are two doors leading from this room, one leading to the formal dining room which has a feature fireplace (currently not in use), window to the front elevation and space for a dining table. The other door leads to a reception hallway, ideal for a study area with a flagstone floor, built in storage cupboard and further storage beneath the stairs.





## GROUND FLOOR

The kitchen/breakfast room has a side elevation window allowing natural light into the room and is well equipped for culinary enthusiasts. It has a aga to one side which is purely for cooking with an attractive exposed brickwork surround. There is a range of matching base cupboards and drawers. Matching wall mounted cabinets to two sides, integrated microwave, integrated dishwasher, integrated fridge, Wood effect laminate floor tiles and space for a breakfast table.

The utility room is conveniently located with a rear access door leading to the garden. There is a sink, range of matching wall mounted cabinets and base drawers, which offer handy storage. One of the cupboards houses the gas fired condensing boiler and to one side there is a water softener. There is also space and plumbing for a washing machine. A door leads to a small inner hallway which has a further door to the cloakroom, comprising a low level WC and wash hand basin.

## FIRST FLOOR

Ascending to the first floor, you are greeted by the charming landing which leads to a storage area with a Velux window and doors to all the principle rooms.

Bedroom two and three each have a window with pleasant outlooks, together with built-in storage.

The master bedroom has a rear elevation window with views over the gardens and a door which leads to the en-suite shower room.

The modern en-suite shower room is fully equipped with a tiled shower cubicle, low level WC, wash hand basin and a side elevation window.

A further modern shower room services bedrooms two and three with a tiled shower cubicle, wash hand basin and low level WC.





**OUTSIDE:** The outside of this home is magical and rare to find. The private garden to the house has a rather luxurious potting shed which has been fitted with power and light. Ideal for a study or for the discerning purchaser that enjoys art or music from home, as we believe it lends itself to a creative space. There is a crazy paved patio, area of lawn, a green house and an outside tap.

Double wrought iron gates lead to the driveway which has electric double gates providing vehicle access to the high street. To one side of this driveway there is parking for several cars and space for a boat. The carport is of brick elevations with a pitched tiled roof, space for three vehicles, electric and light. Additionally, to one side there is a sizable workshop with electric and light.

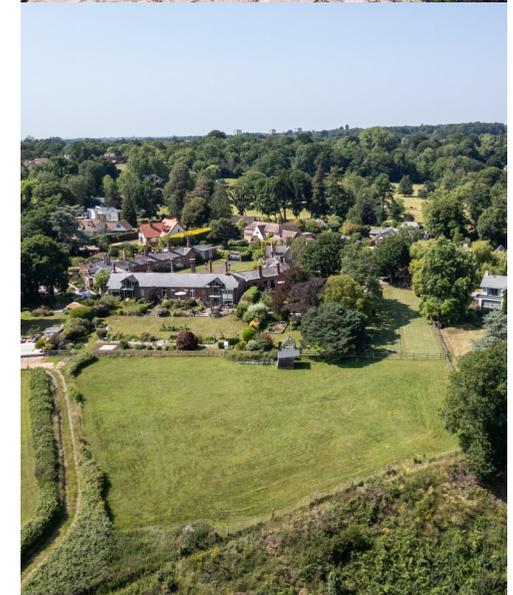


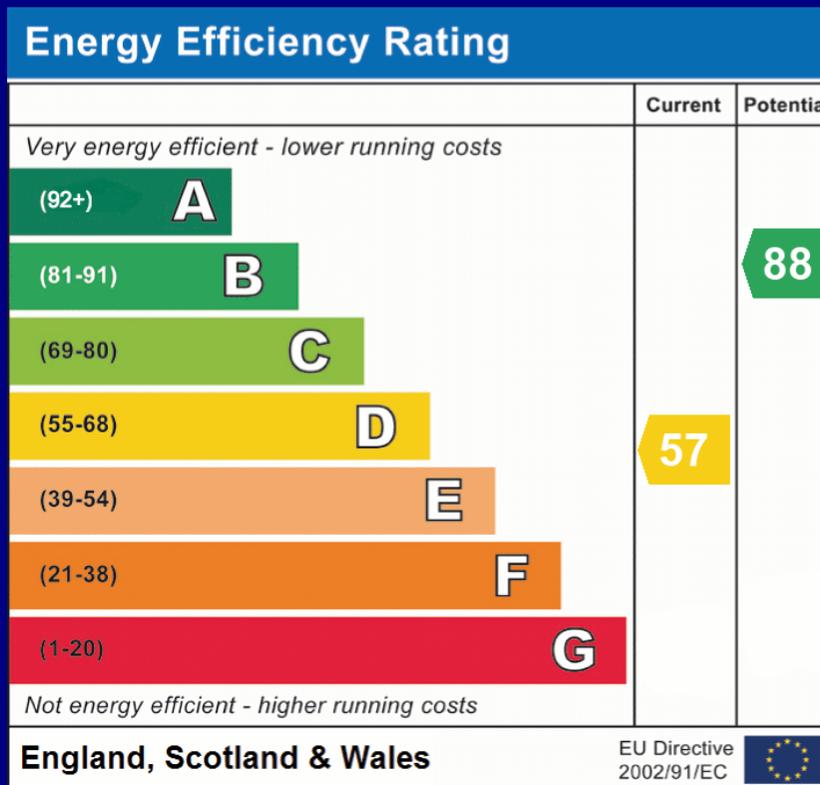
The summer house is of timber construction with the most splendid veranda, that has views towards the private paddocks and the River Hamble beyond. Internally it has electric, light, a room ideal for relaxing and a 'posh' shed with access door from the main room.



The land included is a spectacular 0.8 acre paddock with a field shelter, which has panoramic views of the River Hamble, bounded by hedgerow, some post and rail and wire fencing. Accessed by a five bar gate. A further paddock (Approximately 0.3 acres) is bounded to one side by timber post and rail fencing and hedgerow to the other side. There is another outside tap and the general layout of this land is practical and charming.

A viewing is essential to appreciate the wonderful ambience of this outstanding home.





**COUNCIL TAX BAND: G Eastleigh Borough Council. Charges for 2026/27 £3849.20**

**UTILITIES: Mains gas, electricity, 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](http://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 MANNNS.

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.

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.