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SUNNYFIELD RISE, BURSLEDON, SOUTHAMPTON, SO31 8FA



MANNS & MANNS ARE THRILLED TO MARKET THIS BEAUTIFULLY PRESENTED THREE BEDROOM MID-TERRACED HOUSE IN THE POPULAR DEVELOPMENT OF BURSLEDON GREEN. VIEWING IS HIGHLY RECOMMENDED.

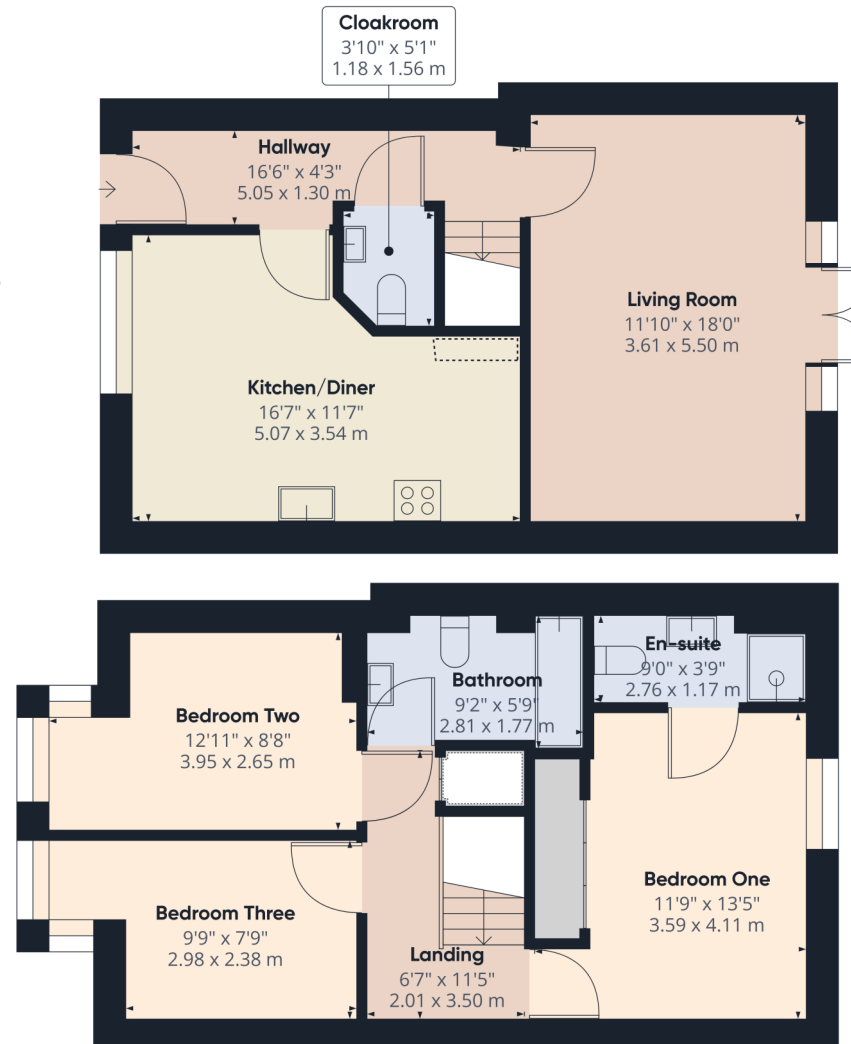
Guide Price £325,000 to £350,000 Freehold

This beautiful three bedroom mid-terraced house is situated in the ever popular development of Bursledon Green. The dwelling has been lovingly cared for by the current owner and is decorated to a high standard. Just a short stroll from the property you will find Lowford village, which offers a number of local amenities including a convenience store, takeaways, café, community centre and a library. Ideally located, Bursledon Infant and Juniors schools are under half a mile away.

The ground floor accommodation comprises of a hallway, living room, kitchen/diner and a cloakroom. To the first floor there are three bedrooms, with an en-suite to bedroom one, and a family bathroom. Externally, there is an enclosed rear garden and two allocated parking spaces. This well appointed property seamlessly blends practicality and style, creating a truly comfortable living environment.

Key Features

- ◆ Three Bedrooms
- ◆ Living Room
- ◆ Kitchen/Diner
- ◆ Family Bathroom, En-suite and Cloakroom
- ◆ Enclosed Rear Garden
- ◆ Two allocated parking spaces
- ◆ Close To Local Amenities



Approximate total area⁽¹⁾
 960.69 ft²
 89.25 m²

Reduced headroom
 3.39 ft²
 0.32 m²

Excluding balconies and terraces

⊞ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 stepping into the bright and neutrally decorated hallway, you immediately feel at home. There are doors to principal rooms and stairs rising to the first floor.

The well proportioned living room is located at the rear of the property. Your focus is immediately drawn to the UPVC French doors and full-length windows, which open onto the terrace and allow an abundance of natural light to flood into the room. This natural light twinned with the neutral décor and laminate flooring make this an ideal place to relax and unwind at the end of a busy day.

The modern kitchen/diner benefits from a large double glazed UPVC window to the front elevation and ample space for your dining furniture. Comprising of matching, beech effect wall and floor mounted units with a roll top worksurface over. With a built under double oven, five ring gas hob, extractor hood and a range of integrated appliances including a fridge freezer, washing machine and dishwasher this kitchen will prove popular with culinary enthusiasts. A cupboard houses a Worcester Greenstar condensing boiler. Tiled splashbacks, tiled flooring, a stainless-steel 1½ bowl sink and drainer and undercounter lighting complement this stylish yet functional space.

The ground floor accommodation is completed by the added convenience of a cloakroom, comprising of a low-level WC and pedestal wash hand basin.







First Floor Accommodation

Ascending to the first floor landing there are doors to principal rooms, a loft hatch with loft ladder and an airing cupboard with shelving, housing the water tank.

Bedroom one, to the rear elevation, boasts a large double glazed UPVC window providing views over the garden. There is a fitted, mirror fronted wardrobe and a door into the en-suite. The en-suite provides the practicality of having two bathrooms on the first floor and benefits from a shower cubicle, low-level WC, pedestal wash handbasin and a heated towel radiator.

Bedrooms two and three both present box bay double glazed UPVC windows with glazed panels to the front and side. These both offer views over the property frontage and towards Bursledon Green beyond.

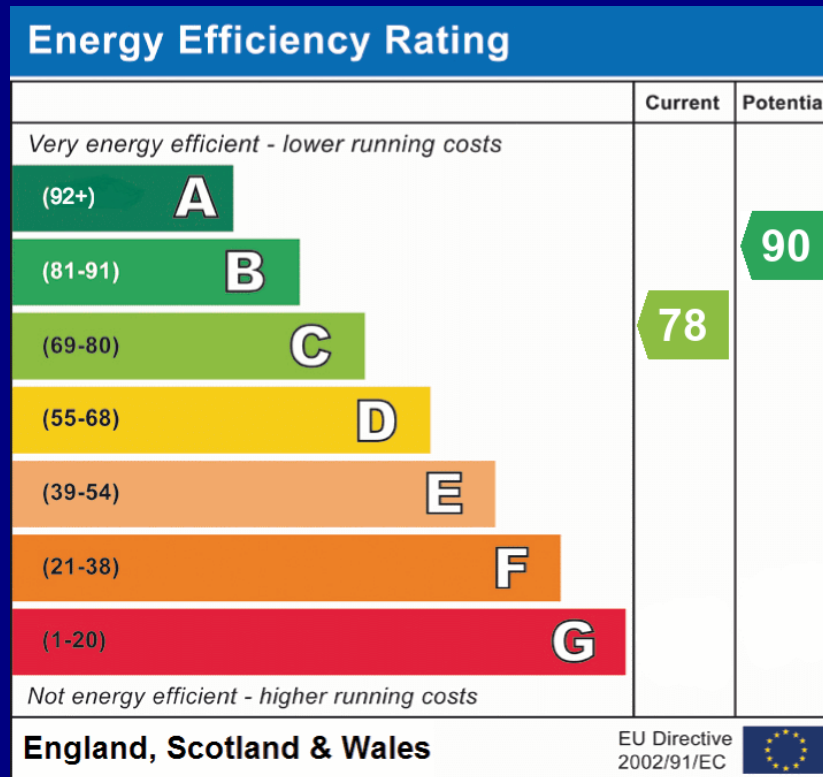
The family bathroom is well-equipped with a panel enclosed bath and shower attachment over, low-level WC and a pedestal wash handbasin. There is a heated towel radiator, mirror, and light with a shaver point.

External

The property is approached by a footpath, leading to a canopied porch. There is one allocated parking space to the front of the house; a further allocated parking space can be found under the open carport area.

The rear garden is enclosed by timber fencing with a paved terrace adjacent to the property, which offers the ideal space for outdoor entertaining and al fresco dining. The garden is mainly laid to artificial lawn with decoratively edged, planted borders and a mixture of established shrubs and trees. At the foot of the garden are steps down to a timber storage shed and an area of pea shingle.





COUNCIL TAX BAND: C – Eastleigh Borough Council

UTILITIES: Mains gas, electric, water and drainage.

ESTATE MANAGEMENT CHARGE: We have been advised the vendor pays £50 per month the Sunnyfield Rise Residents Association towards maintenance of the gardens to the front of the property and the carport area (this fee should be confirmed by the purchaser's Conveyancer/Solicitor).

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
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SO31 8EP**



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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.