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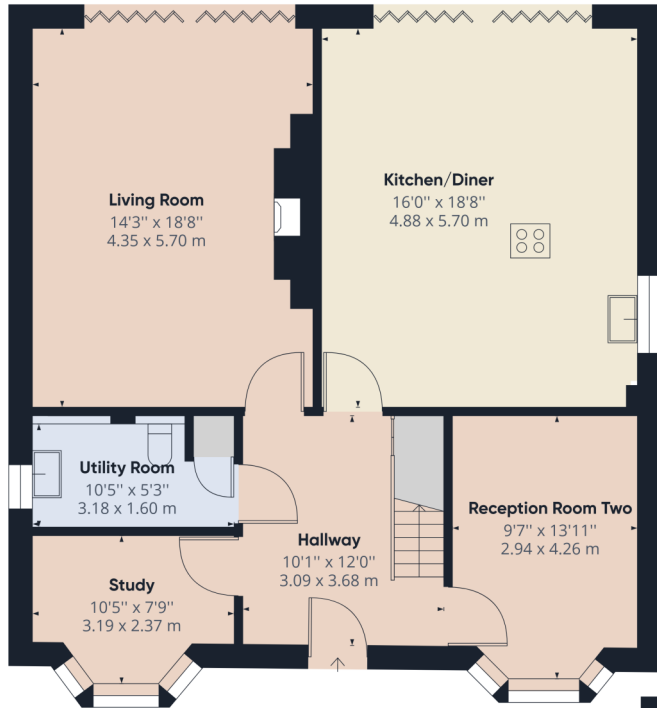
**CLEVERLEY RISE,  
BURSLEDON,  
SOUTHAMPTON,  
SO31 8LL**



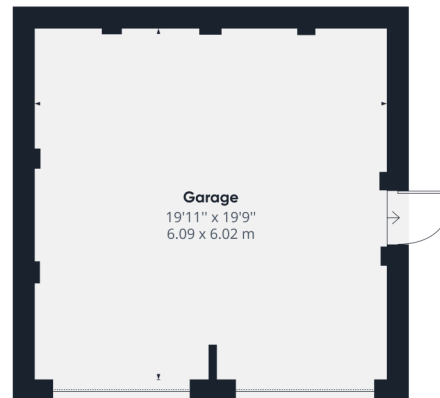
**MANNNS AND MANNNS ARE THRILLED TO MARKET THIS IMPRESSIVE, FIVE-BEDROOM DETACHED HOUSE NESTLED IN A QUIET CUL-DE-SAC LOCATION AND BOASTING A PRIVATE, HEATED SWIMMING POOL. SITUATED CLOSE TO THE RIVER HAMBLE AND BEAUTIFULLY MAINTAINED BY THE CURRENT OWNER. AN EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.**

**Guide Price £800,000 - £825,000 Freehold**

This stunning five bedroom, modern detached house is situated in a quiet cul-de-sac, close to the banks of the River Hamble. Beautifully maintained and sympathetically improved by the current owner, the property boasts the added attraction of a private, outdoor, heated swimming pool, perfect for relaxing. Externally, the dwelling benefits from solar panels, a large driveway with off-road parking for multiple vehicles, there is also a detached double garage. The low maintenance, enclosed rear garden and terrace are ideal for entertaining and alfresco dining, Arranged over two levels, the ground floor accommodation comprises of a hallway, living room, kitchen/diner, further reception room, utility room and a study. To the first floor there are five bedrooms, two with en-suite and an additional bathroom.



**Approximate total area<sup>(1)</sup>**  
2257.95 ft<sup>2</sup>  
209.77 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.

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

**Hallway:** Accessed via a double glazed UPVC door with an obscured glass insert. Doors to principal rooms. Understairs storage cupboard with a power and telephone point. Stairs with an oak topped banister to the first floor landing. Tiled floor. Radiator and ample power points. Smooth plastered ceiling with a ceiling light and hardwired smoke alarm.

**Living Room (5.74M x 4.37M):** Bi-folding doors open out onto the terrace. Feature wall to house a flat screen TV and sound system with shelving and mood lighting. Electric inset log effect fire. Ample power points, telephone point and radiator. Carpeted flooring. Smooth plastered ceiling with two ceiling lights.

**Kitchen/Diner (5.73M x 4.89M):** Comprising of dark grey, gloss units with a Corian worksurface and matching upstands over. Stainless steel 1½ bowl sink and drainer with a mixer tap. Five ring gas hob with and extractor hood over. Integrated appliances including two wine coolers, two eye level double ovens, twin fridge freezers and a dishwasher. Breakfast bar area. Bi-folding doors opening onto the terrace. Double glazed UPVC window to the side elevation. Tiled floor. Two radiators. Smooth plastered ceiling with recessed spotlighting in the kitchen and pendant lights over the dining area.

**Utility Room (3.18M maximum x 1.81M maximum):** Double glazed UPVC window to the side elevation. Fitted cupboard housing a Megaflo Eco System unvented cylinder. Cupboard housing a Potterton Promax SL condensing boiler. Worksurface with matching upstands. Integrated washing machine and tumble dryer. Electrical consumer unit and control unit for the solar panels. Close coupled WC. Porcelain bowl wash hand basin with a chrome mixer tap. Tiled floor. Radiator. Smooth plastered ceiling with a ceiling light and extractor fan.

**Reception Room Two (4.25M into bay x 2.96M):** Double glazed UPVC bay window to the front elevation. Radiator and ample power points. Carpeted flooring. Smooth plastered ceiling with a ceiling light.

**Study (2.37M into bay x 3.21M):** Double glazed UPVC bay window to the front elevation. Radiator and ample power points. Carpeted flooring. Smooth plastered ceiling with a ceiling light.



## First Floor Accommodation

**Landing:** Double glazed UPVC window to the front elevation. Doors to principal rooms. Linen cupboard with a hanging rail, shelving, and an electric heater. Oak topped balustrade. Radiator and ample power points. Carpeted flooring. Smooth plastered ceiling with an insulated loft hatch and two ceiling lights. Hardwired smoke alarm.

**Bedroom One (3.70M x 4.65M reducing to 3.92M):** Double glazed UPVC window to the rear elevation. Fitted wardrobe system with sliding doors, comprising of hanging rails and shelving. Radiator, thermostat control and ample power points. Carpeted flooring. Smooth plastered ceiling with a ceiling light. Door into:

**En-Suite:** Double glazed obscured UPVC window to the side elevation. Generous walk-in shower cubicle. Concealed cistern WC and floating wash hand basin. Mirror fronted bathroom cabinet. Shaver point. Chrome heated towel radiator. Tiled to principal areas. Tiled floor. Smooth plastered ceiling with recessed spotlighting. Extractor fan.

**Bedroom Two (3.93M x 3.26M):** Double glazed UPVC window to the front elevation. Radiator and ample power points. Carpeted flooring. Smooth plastered ceiling with a ceiling light. Door into:

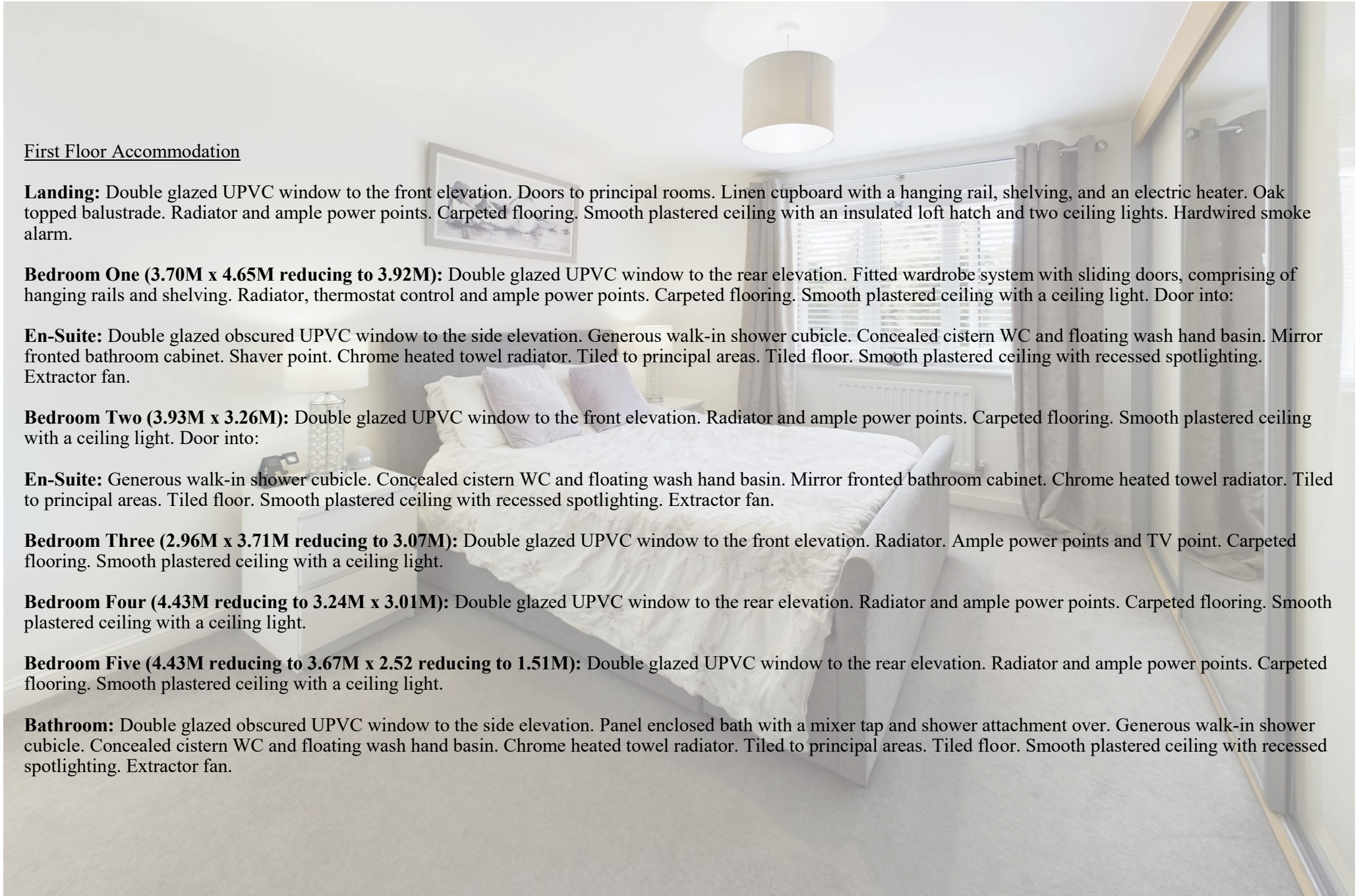
**En-Suite:** Generous walk-in shower cubicle. Concealed cistern WC and floating wash hand basin. Mirror fronted bathroom cabinet. Chrome heated towel radiator. Tiled to principal areas. Tiled floor. Smooth plastered ceiling with recessed spotlighting. Extractor fan.

**Bedroom Three (2.96M x 3.71M reducing to 3.07M):** Double glazed UPVC window to the front elevation. Radiator. Ample power points and TV point. Carpeted flooring. Smooth plastered ceiling with a ceiling light.

**Bedroom Four (4.43M reducing to 3.24M x 3.01M):** Double glazed UPVC window to the rear elevation. Radiator and ample power points. Carpeted flooring. Smooth plastered ceiling with a ceiling light.

**Bedroom Five (4.43M reducing to 3.67M x 2.52 reducing to 1.51M):** Double glazed UPVC window to the rear elevation. Radiator and ample power points. Carpeted flooring. Smooth plastered ceiling with a ceiling light.

**Bathroom:** Double glazed obscured UPVC window to the side elevation. Panel enclosed bath with a mixer tap and shower attachment over. Generous walk-in shower cubicle. Concealed cistern WC and floating wash hand basin. Chrome heated towel radiator. Tiled to principal areas. Tiled floor. Smooth plastered ceiling with recessed spotlighting. Extractor fan.








### External to Property

**Front of Property:** Block paved driveway leading to the detached, double garage. The driveway is bounded to the left hand side by a wall. Gas and electric meters. The front boundary is edged by hedgerow which encompasses a small area of artificial lawn. A pathway and steps lead to the UPVC canopied porchway. Outdoor light with PR sensor.

**Garage (5.98M x 6.08M):** Detached, double garage of brick construction under a pitched tiled roof. Access to the front is via twin up and over doors. Double glazed UPVC half panelled door to allowing access from the rear garden. Storage space within the partially boarded eaves. Power and lighting. Electrical consumer unit. Pump and heating system for the swimming pool.

**Rear Garden:** Enclosed and bounded by a mixture of timber fencing and a wall. Low maintenance garden with artificial lawn. Terrace area, perfect for entertaining and al-fresco dining. Pedestrian gate leading to the driveway. Composite decking encircles the heated swimming pool with a roll-back cover. The pool runs off an air-source heat pump. Border area containing a mixture of shrubs, with oak sleeper retainers. Solar panels on the roofs rear aperture.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	90	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND: F**

**Eastleigh Borough Council**

**UTILITIES: Mains gas, mains electricity (including solar panels), mains sewerage**

**ESTATE MANAGEMENT CHARGE: £331.63 paid bi-annually at £165.82.**

**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



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