

**OAK LODGE
BRIDGE ROAD
BURSLDON
SOUTHAMPTON
SO31 8AL**




£800,000 FREEHOLD

Superbly refurbished detached four/five bedroom dwelling, boasting over 2,000 sq ft of spacious and elegant internal accommodation, situated in a highly desirable location. Nearby facilities include riverside walks by the picturesque River Hamble, marinas, water sports, transport links and fabulous restaurants.

Introduction

This incredible dwelling is situated in a charming area of Bursledon with excellent transport links, local amenities, and a strong community spirit, this refurbished detached property is now available for sale. The property has an attractive design and is within close proximity to the River Hamble and famous sailing facilities, ideal for the discerning purchasers seeking a vibrant living environment.

Energy Efficiency Rating

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

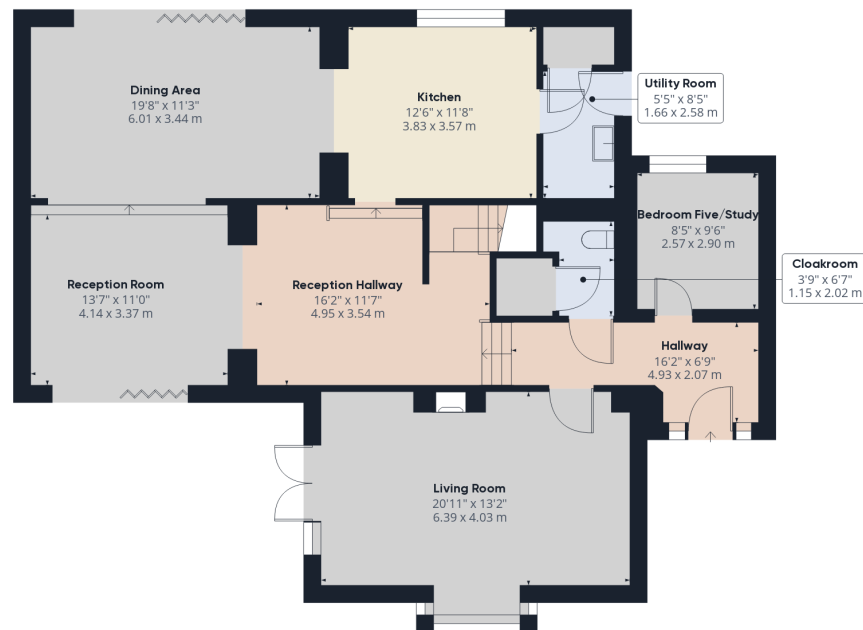
Specification

- ◆ Detached four/five bedroom house.
- ◆ Four bedrooms to the first floor.
- ◆ En-suite shower room & family bathroom fitted with Porcelanosa sanitaryware.
- ◆ Brick paved driveway with ample parking for several vehicles.
- ◆ Gas fired central heating.
- ◆ Built in 'Bosch' appliances which include an integrated fridge and freezer, induction hob with extractor above, electric oven and grill & integrated dishwasher.
- ◆ Granite worksurfaces with matching upstands.
- ◆ Ceramic tiled floor to the Kitchen/Diner & utility.
- ◆ Delightful garden to the rear.
- ◆ Double glazed windows.

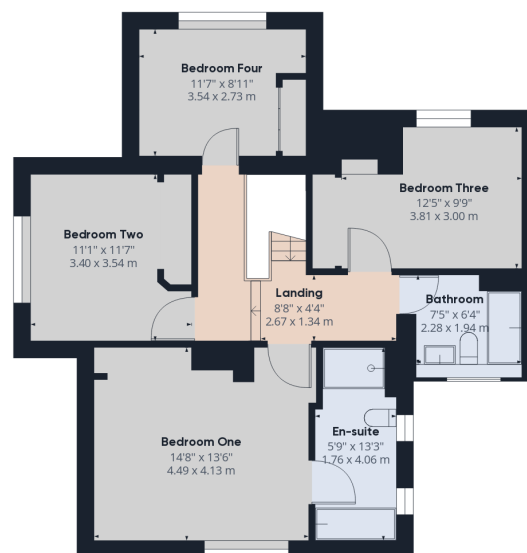
General information:

- ◆ Council tax band: TBC
- ◆ Maintenance charge for common areas: Approximately £40-£50pcm.
- ◆ Management company: Oak Lodge (Management Ltd)
- ◆ Mains electric, gas, water and drainage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2118.77 ft²

196.84 m²

(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.

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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.





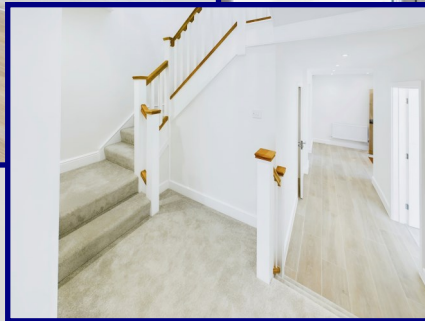
To the ground floor, the light and airy hallway steps up to a spacious reception hallway; a versatile space which complements modern living.

There is a delightful open-plan kitchen/diner which has the added bonus of an additional reception room, both rooms offer bifold doors providing a seamless transition from indoor to outdoor living. The well equipped kitchen is fitted with top-of-the-line Bosch appliances and granite countertops, perfect for culinary enthusiasts.

A door leads to the utility room with space and plumbing for a washing machine, further appliance space and a door leading to the rear garden. Neatly tucked away is a cupboard housing the gas fire boiler and space to store household items.

The living room is located to the front elevation and presents a box bay window and side access to the front garden area. There is a fireplace and it is carpeted throughout. This wonderful room has an abundance of light during daytime hours and equally ideal for those cosy evenings.

The ground floor accommodation is completed by a study/bedroom to the rear elevation and cloakroom which has WC, wash basin and storage cupboard.





The internal accommodation to the first floor boasts four bedrooms, including a spacious master bedroom offering a built-in wardrobe and an en-suite with a bath, shower, concealed cistern WC and a wash hand basin.

Bedroom two offers is of generous proportions and has a built-in wardrobe. Two further bedrooms lead from the lovely landing space. Both rooms benefit from built-in wardrobes.

The main bathroom is fully tiled to the walls, bath and floor, has a handheld shower with glazed screen to the bath area, WC with concealed cistern and a vanity unit with wash basin.

Outside, the property is approached via a herringbone patterned block paved driveway providing off road parking for multiple vehicles. There is side access to the rear garden which will be mainly laid to lawn and bounded by timber panelled fencing. The developer will be adding a garden storage shed.

Hartly Ltd are members of



ACTING AGENT



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