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PARSONS AVENUE, BURSLEDON, SOUTHAMPTON, SO31 8PB



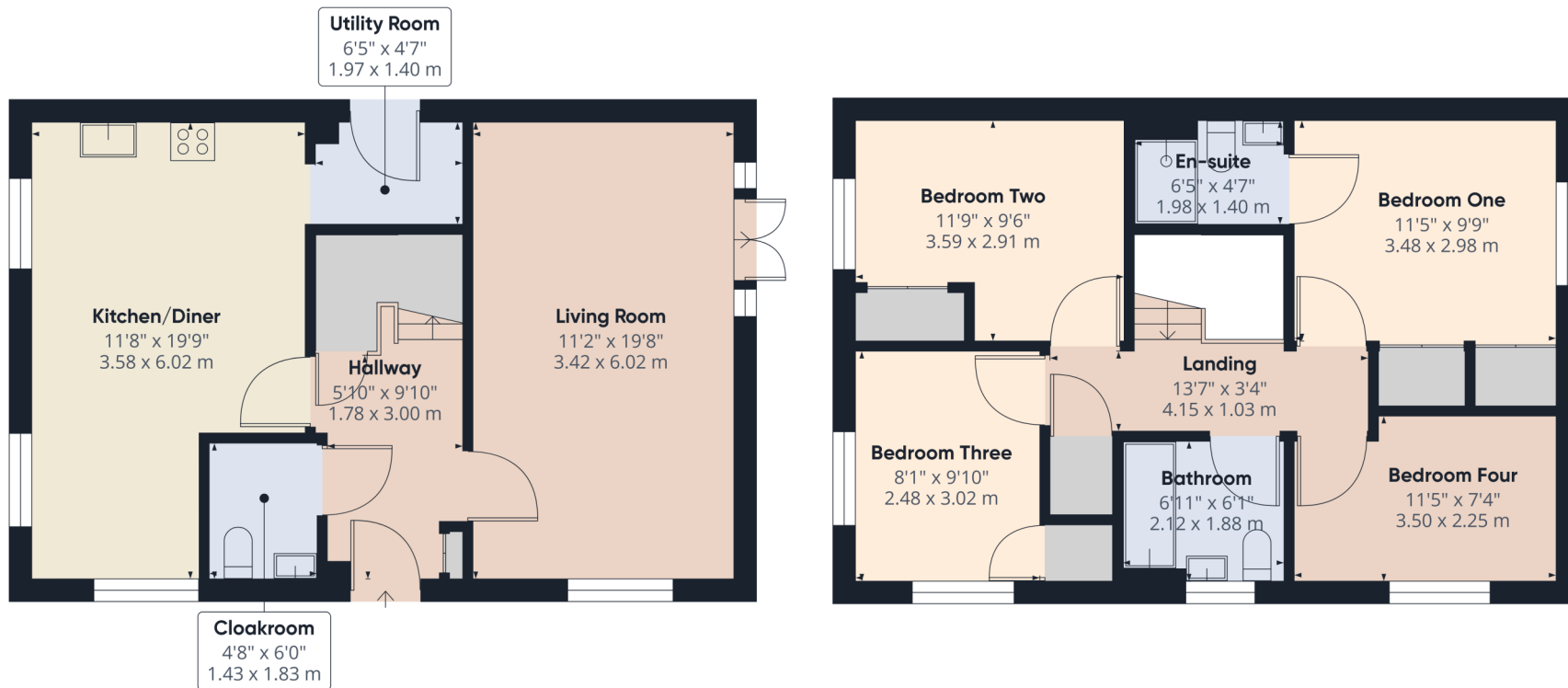
MODERN FOUR BEDROOM DETACHED PROPERTY WITH A DRIVEWAY AND GARAGE, CONSTRUCTED IN 2020 BY THE RENOWNED BUILDER TAYLOR WIMPEY. SITUATED IN CLOSE PROXIMITY TO LOCAL AMENITIES AND GREEN SPACES, VIEWING IS A MUST TO APPRECIATE THE ACCOMMODATION AND LOCATION OF OFFER.

£450,000 Freehold

Modern four bedroom detached dwelling constructed by the renowned builder Taylor Wimpey in 2020. This property offers, in our opinion, the perfect blend of comfort and convenience. It is ideally located for families with local green spaces and play parks nearby. Bursledon Infant and Junior Schools are just over half a mile away on foot. The local secondary school for 11-16 year olds is The Hamble School in Satchell Lane. Tesco Superstore Bursledon, the nearest retailer, is just a short walk from the front door, with other local amenities being in close proximity. The dwelling boasts excellent transport links and is situated under 1 mile from junction 8 of the M27.

Briefly, the ground floor accommodation comprises of a hallway, living room, kitchen diner, utility room and a cloakroom. On the first floor are four bedrooms, with an en-suite to the principal bedroom, and a family bathroom. Outside is a lovely enclosed garden. The property also benefits from a driveway and detached garage.

Don't miss out on the opportunity to experience firsthand all this property and location have to offer. Call us today to arrange a viewing.



Approximate total area⁽¹⁾

1114.93 ft²

103.58 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.

Calculations are based on RICS IPMS 3C standard.

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The Local Area Of Bursledon

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 catchment school for 11-16 year olds is The Hamble School.

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.

Upon stepping through the front door, you are greeted by a light and airy hallway offering space to de boot. There are doors to principal rooms, turning stairs to the first floor and two handy storage cupboards. Tiled flooring adorns much of the ground floor accommodation. The well-proportioned living room is filled with an abundance of natural light and benefits from a front elevation window and French doors which open onto the patio area, offering a seamless transition from indoor to outdoor living. The floor is laid with Amtico flooring.



The kitchen diner is a lovely social space which again is filled with natural light, boasting two windows in the dining area and one in the kitchen. This kitchen will prove popular with culinary enthusiasts and comprises of a comprehensive range of contemporary wall and floor mounted units with a quartz worksurface over. There is an inset sink with engraved drainer, a built-in double electric oven and a five ring gas hob with an extractor hood over. Integrated appliances include a fridge freezer and a dishwasher. An opening leads into the utility room which offers an integrated washing machine and base unit with a quartz worksurface over. A half panel glazed door opens out on the driveway. The ground floor accommodation is completed by a modern cloakroom, which is tiled to principal areas and comprises of a pedestal wash hand basin and a low-level WC.



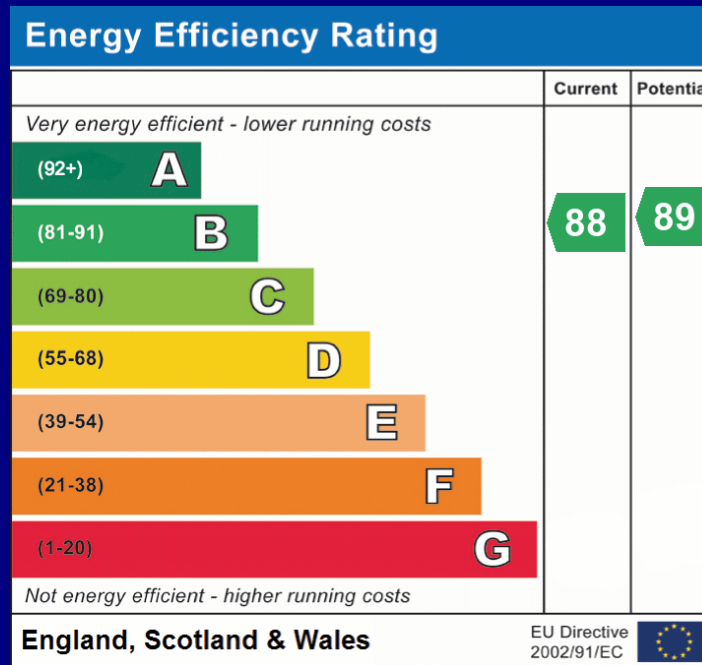
Ascending to the first floor, the landing offers doors to principal rooms, a linen cupboard and a loft access point. Bedroom one is a well-proportioned double room with a side elevation window and two fitted wardrobes. This bedroom has the added convenience of an en-suite, which is fully tiled to the walls and comprises of a shower cubicle, wash hand basin and a low-level WC. Bedroom two is another good-sized double room with a side elevation window and a fitted wardrobe. Bedroom three benefits from windows to the side and front aspects and also offers the added convenience of a built-in storage cupboard. Bedroom four is currently utilised as a home office and presents a front elevation window. The modern family bathroom is fully tiled to the walls and comprises of a panel enclosed bath with a shower over, a wash hand basin and a low-level WC.



The property boasts a tarmac driveway providing off road parking and leading to a detached garage. The garage offers an up and over door to the front elevation, power, lighting and storage within the eaves.

The garden is fully enclosed by a combination of walls and timber fencing. There is a wooden pedestrian gate adjacent to the garage. The low maintenance garden is largely laid to artificial lawn with a small patio and a raised wooden decked terrace with inset spotlights, providing an ideal space for outdoor entertaining and al fresco dining.





COUNCIL TAX BAND: E - Eastleigh Borough Council.

UTILITIES: Mains gas, electricity, water and drainage.

SOLAR PANEL: Owned.

ESTATE MANAGEMENT CHARGE: The vendor advises no estate management charge is paid at present, although this may be charged in future.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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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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