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## KEVLYN CRESCENT, BURSLEDON, SOUTHAMPTON, SO31 8EX



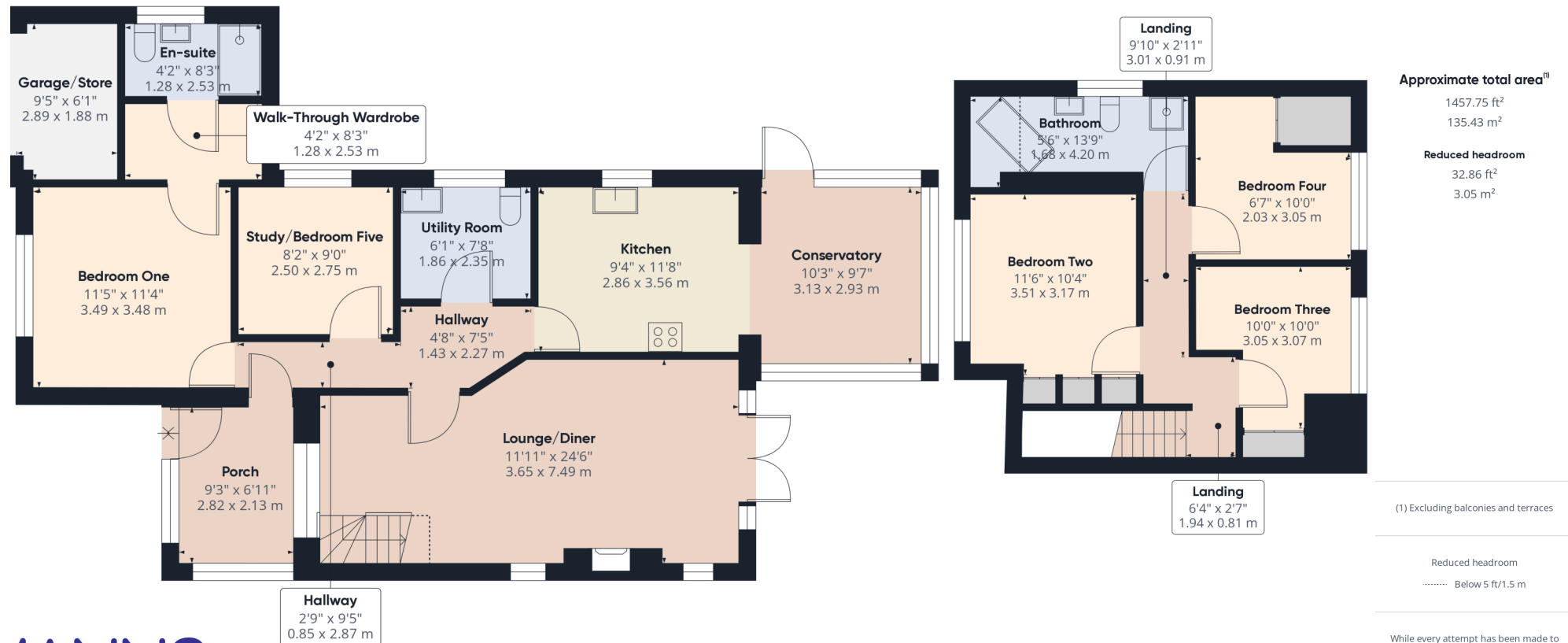
**DECEPTIVELY SPACIOUS FOUR/FIVE BEDROOM DETACHED CHALET STYLE PROPERTY OFFERING VERSATILE LIVING ACCOMMODATION IN A HIGHLY POPULAR RESIDENTIAL LOCATION. IT IS SITUATED IN CLOSE PROXIMITY TO VARIOUS LOCAL AMENITIES AND GREEN SPACES, THE AREA ALSO BOASTS EXCELLENT TRANSPORT LINKS. VIEWING RECOMMENDED.**

**£475,000 Leasehold**

This lovely four/five bedroom detached chalet style property is built of brick elevation under a pitched tiled roof. The dwelling is located in a highly popular residential location and is within in close proximity to a number of local amenities, green spaces, a reservoir and King George's Recreation Ground.

The property has gardens to the front and rear and a driveway with parking for multiple vehicles. Internally, the dwelling boasts a lounge/diner, kitchen, conservatory, bedroom with a walk through wardrobe and an en-suite, an office and a utility room to the ground floor. There are three bedrooms and a family bathroom on the first floor. There are three bedrooms and a family bathroom on the first floor.

In summary, this deceptively spacious property offers a fantastic opportunity for those seeking a comfortable home offering flexible living accommodation. Call us today to arrange a viewing and experience firsthand all this property has to offer.





## 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 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.



## Ground Floor

Upon entering the property, you are greeted by an enclosed porch offering space to de boot and hang your outdoor wear. A door opens into the hallway with wooden flooring which adorns much of the ground floor, and doors to principal rooms.

The lounge/diner is a light and airy room with French doors, to the rear aspect, opening out onto the rear garden and a window into the enclosed porch. An open tread staircase rises to the first floor. A recess within the chimney breast offers space for a electric fire enhancing the cosy ambience and making this a lovely spot to gather or simply relax at the end of a busy day.







The kitchen will prove popular with culinary enthusiasts and comprises of a comprehensive range of matching wall and floor mounted units with a worksurface over. There is space for a range style cooker with an extractor hood over, an integrated dishwasher and appliance space for an American style fridge freezer. The sink and drainer sit beneath a side elevation window.

An opening leads into the conservatory which is of UPVC construction on a dwarf brick wall with a glazed roof. There are windows to three sides and a door leading out onto the rear garden.

Bedroom one, is a well-proportioned double room with a front elevation window offering views over the garden and driveway. A door leads into a walk-through wardrobe, which presents a handy storage solution. A further door opens into the en-suite which comprises of a rainfall effect shower, concealed cistern WC and a wash hand basin with a vanity unit beneath.

The study is a versatile room which could be utilised for a number of purposes including a fifth bedroom depending on the new owners requirements.

The ground floor accommodation is completed by the added convenience of a utility room which comprises of a range of matching wall and floor mounted units with a worksurface over. There is a bowl sink, appliance space and a low-level WC.







## First Floor

Ascending to the first floor, the landing offers doors to all rooms. Bedroom two is a well-proportioned double room with a front elevation window and fitted wardrobes. Bedrooms three and four both benefit from rear elevation windows and fitted cupboards offering useful storage.

The first-floor bedrooms are serviced by a modern family bathroom which comprises of a freestanding bathtub, shower cubicle with a rainfall effect shower, concealed cistern WC and a wash hand basin with a vanity unit beneath. There is a side elevation obscured window and a loft access point.

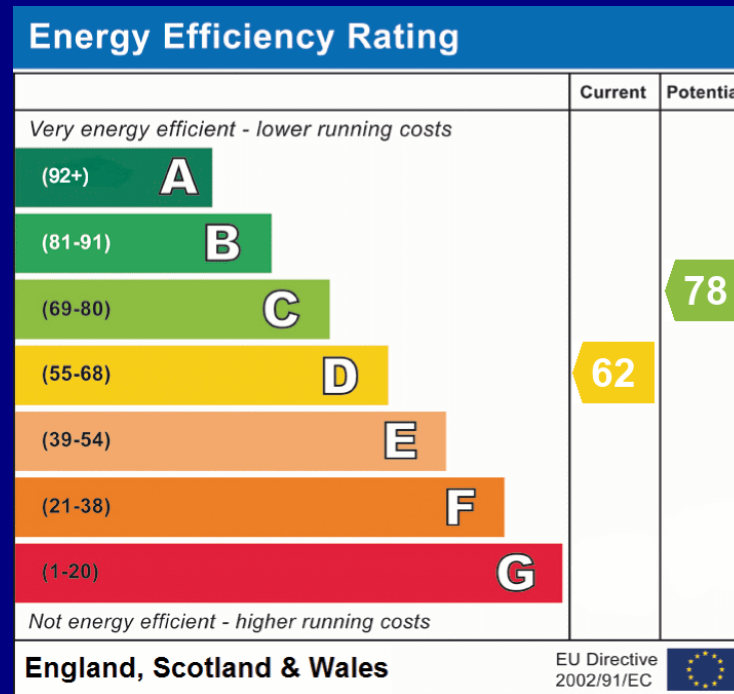




### Outside

The property is approached via a block paved driveway providing off road parking for multiple vehicles and extending to the former garage, which retains an up and over door to the front aspect and is now used for storage. The front garden is largely laid to lawn with a footpath leading to the entrance door.

The rear garden is enclosed by timber fencing and mainly laid to lawn with a mixture of established plants and shrubs. There is a patio area which offers a lovely spot for outdoor entertaining and al fresco dining.



**COUNCIL TAX BAND: D - Eastleigh Borough Council.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**LEASEHOLD: Residue of 999 years from 21st February 1958. According to Land Registry the ground/insurance rent is £10 per annum.**

**The vendor has advised no ground/insurance rent has been paid during their ownership.**

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

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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.

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.