

YOUR LOCAL INDEPENDENT ESTATE AGENCY  
ESTABLISHED SINCE 1938

**MANNS**  
**& MANNS**  
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK  
TEL: 02380 404055

## PORTSMOUTH ROAD, BURSLEDON, SOUTHAMPTON, SO31 8EQ



**RARE OPPORTUNITY TO ACQUIRE THIS CHARMING AND CHARACTERFUL TWO BEDROOM VICTORIAN COTTAGE. BEAUTIFULLY PRESENTED THROUGHOUT WITH A DELIGHTFUL GARDEN, THE PROPERTY IS CONVENIENTLY SET IN THE HEART OF LOWFORD VILLAGE, A MERE STONES THROW FROM A HOST OF LOCAL AMENITIES. NO FORWARD CHAIN.**

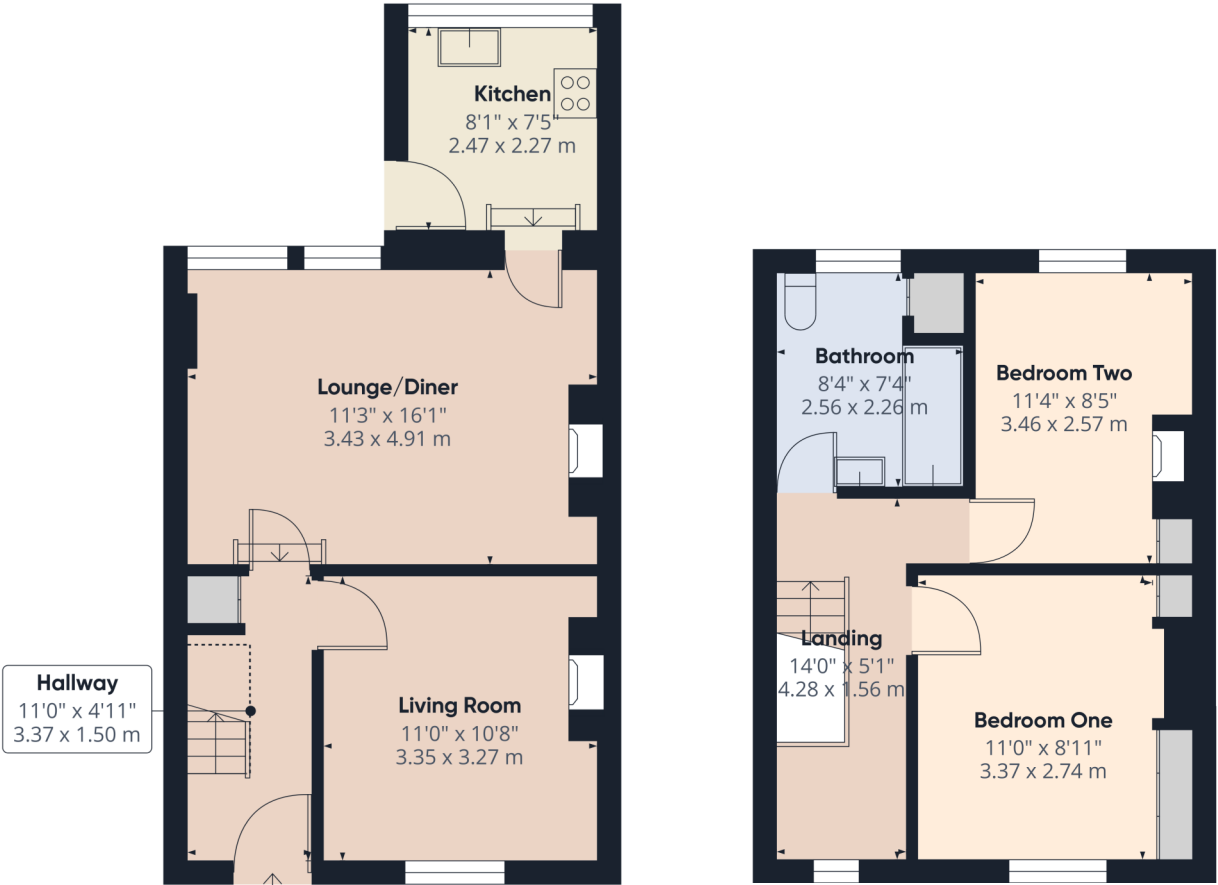
**Guide Price £285,000 Freehold**

This attractive, charming and characterful two-bedroom Victorian cottage is set in the heart of Lowford village. The dwelling has been tastefully decorated and sympathetically modernised over the years, transforming it into a comfortable home in a well-established and thriving community. Built of brick elevations under a pitched tiled roof, the property benefits from gas fired heating and double glazing.

The property is set in the heart of Lowford village which is well-connected with excellent transport links to the A/M27. Proximity to local schools, parks, green spaces and the River Hamble is an added advantage. The dwelling is conveniently situated for Lowford Village amenities, which include a community centre, library, café, convenience store, public house and takeaways.

Briefly, the ground floor accommodation boasts two reception rooms, perfect for both relaxing and entertaining, a hallway and kitchen. On the first floor are two double bedrooms and a bathroom. Outside, there is a beautiful, enclosed garden.

Don't miss out on the opportunity to make this your new home. Call us today to arrange a viewing.



Approximate total area<sup>(1)</sup>

735 ft<sup>2</sup>  
68.4 m<sup>2</sup>

Reduced headroom

11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.

GIRAFFE360



## 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.

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

Upon entering the property, you are greeted by the hallway offering space to de-boot. There are doors to both reception rooms, stairs rising to the first floor and an understairs cupboard.

The living room benefits a front elevation window and a brick, working fireplace with a wooden mantel above, which enhances the cosy ambience making this the ideal space to relax and unwind at the end of a busy day.

The lounge/diner or second reception room is accessed from the hallway with two steps down into the room. This is a well-proportioned space and light-filled space with high ceilings and two rear elevation windows which allow plenty of natural light to fill the room. With a door directly into the kitchen, this is the perfect room for entertaining. There is a feature fireplace with a tiled surround and hearth and built-in shelving and cupboard storage within the alcove aside the chimney breast.

Two steps lead down to the cottage style kitchen which comprises a range of wall and floor mounted units with a worksurface over. This lovely kitchen boasts a butler sink beneath a rear elevation window, which offers lovely views over the garden. A stable door opens onto the terrace, allowing access to the garden. The kitchen offers space for an Aga/cooker, space and plumbing for a washing machine and space for a small tumble dryer.









## First Floor

Ascending to the first floor, the landing offers doors to all rooms and a loft hatch. The loft benefits from lighting and a pull down loft ladder. It has been boarded for storage. The landing boasts exposed wooden beams and a front elevation window behind which is space that would make a lovely reading nook or office area for homeworkers.

Bedroom one is a well-proportioned double room benefiting from a front elevation window and fitted wardrobes.

Bedroom two is another good-sized double room with a rear aspect window offering views over the garden. There is a feature fireplace and surround and a fitted wardrobe.

The bathroom is principally tiled and comprises a p-shaped panel enclosed bath with a shower over, a pedestal wash hand basin and a WC. There is an airing cupboard to one corner and a rear elevation obscured window.



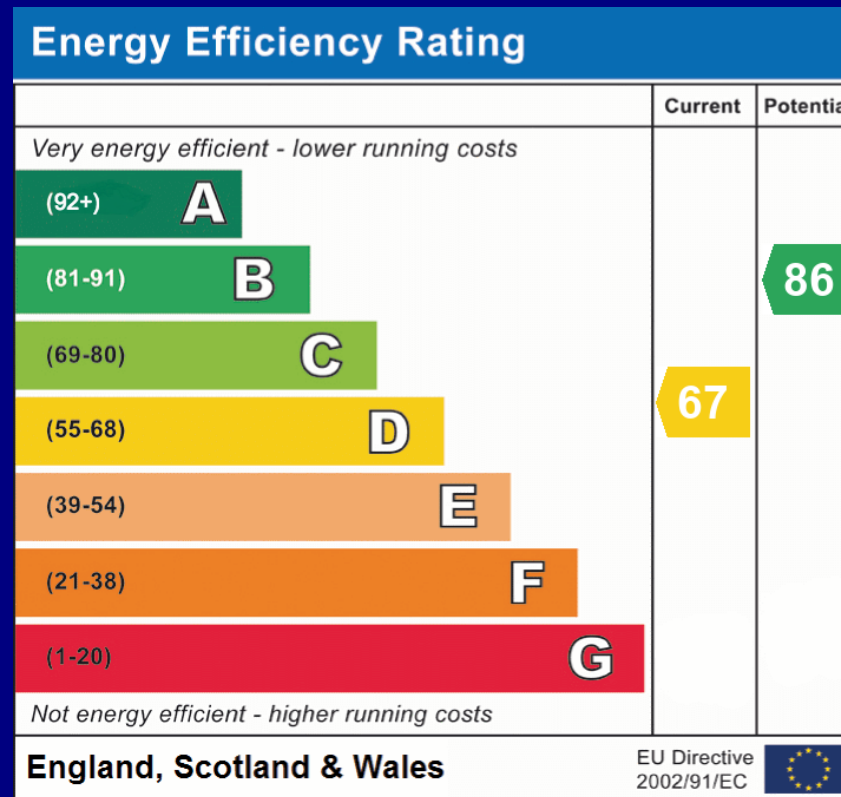


## Outside

The property is approached via a pretty iron gate. The front garden is enclosed by a wall and railings with steps leading down to the entrance door. The rear garden is enclosed by timber fencing and predominantly laid to lawn. An array of established shrubs and trees provide a sense of privacy and seclusion. A pathway leads to the foot of the garden to a timber shed and a shady seating area, nestled under a wooden pergola. A terrace, adjacent to the property, provides a lovely spot for al-fresco dining. Steps lead from the terrace to the main lawn area.







**COUNCIL TAX BAND: B - Eastleigh Borough Council. Charges for 2025/26 1,721.44.**

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

**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  
SO31 8EP**



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

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.