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## FORGE CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8GR



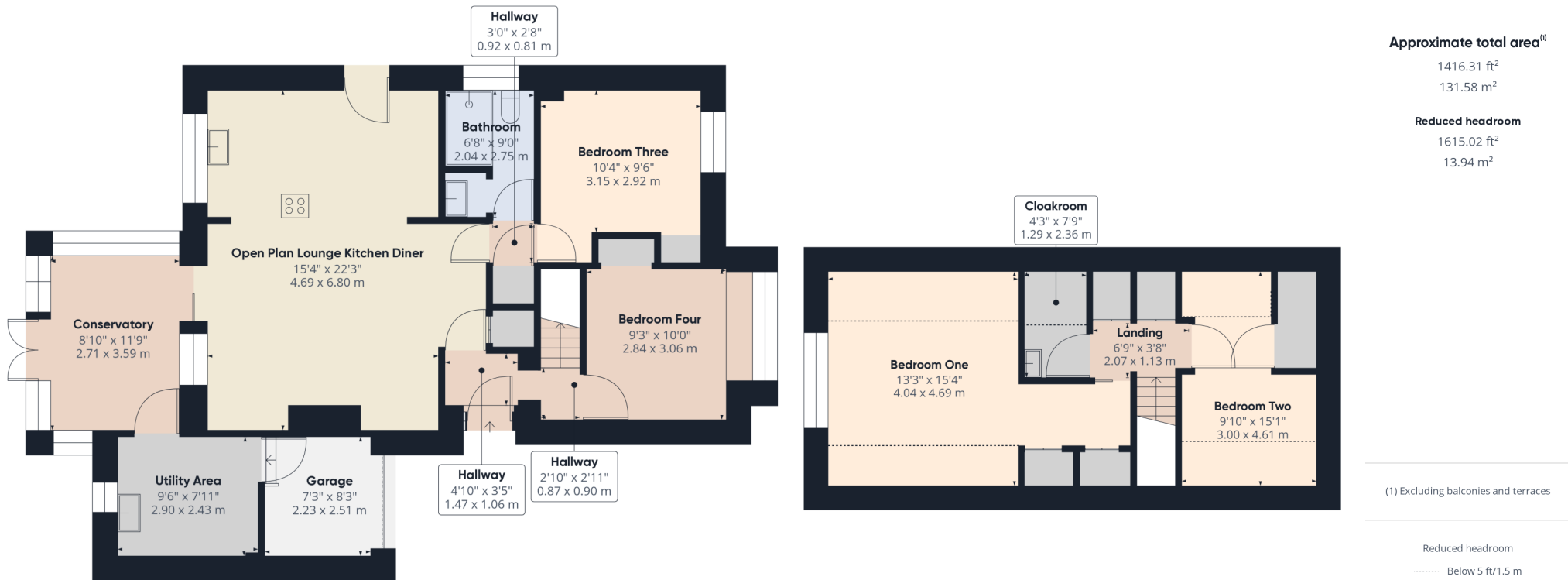
**LOVELY FOUR BEDROOM LINK-DETACHED BUNGALOW SITUATED IN A HIGHLY POPULAR LOCATION WITHIN CLOSE PROXIMITY TO EXCELLENT TRANSPORT LINKS, MARINAS, LOCAL AMENITIES AND THE FAMOUS RIVER HAMBLE. VIEWING RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.**

**Offers In Excess Of £430,000 Freehold**

Manns & Manns are delighted to offer this lovely four bedroom link-detached bungalow built in circa 1982 of brick elevations under a pitched tiled roof. The location of the dwelling is a true highlight. It is well-connected with excellent transport links to the A/M27. For families, the proximity to local schools, parks, green spaces and the River Hamble is an added advantage. The property is situated conveniently for Lowford Village amenities, which include a community centre, library, café, convenience store, public house and takeaways.

Briefly, the ground floor accommodation comprises of a hallway, open plan lounge/kitchen/diner, conservatory, utility area, two bedrooms, and a family bathroom. The front of the original garage offers a storage area. On the first floor are two bedrooms and a cloakroom. Outside, there is a driveway providing off-road parking. There are gardens to the front and rear of the dwelling.

Don't miss out on the opportunity to make this your new home, call us today to arrange a viewing!





## **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.

## Ground Floor Accommodation

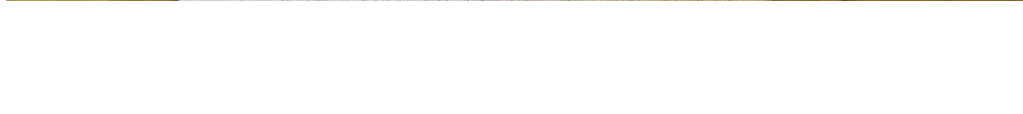
Upon entering the property, you are greeted by the hallway, with doors to the open plan lounge, kitchen diner, bedroom four, and stairs rising to the first floor. The impressive open plan lounge, kitchen diner is a lovely social space, ideal for family gatherings and entertaining. The kitchen comprises of a range of matching wall and floor mounted units with a square edge worksurface over. There is a built-in electric double oven, five ring gas hob, space and plumbing for a dishwasher and further appliance space. A window, above the sink, offers views over the rear garden and a half panel UPVC door provides access into the side of the dwelling. There is an area providing space for your dining furniture. The lounge boasts a recess within the chimney breast, with a wooden lintel above, there is the added addition of a use storage cupboard. Sliding doors open into the conservatory offering an extension of the living space. The conservatory is of UPVC construction on a dwarf brick wall, with a glazed roof, and offers French doors opening onto wooden decking, providing a seamless transition from indoor to outdoor living. A door leads into the utility area which was formerly part of the garage. There are floor mounted units and appliance space, with a roll top work surface and a stainless-steel sink above. The remainder of the garage, currently used for storage, may be accessed from the utility area or by the up and over door, which has been retained to the front aspect.

Bedroom three offers a front elevation window and an open fronted wardrobe with a hanging rail and shelving. Bedroom four is a lovely versatile space that is currently being utilised as a family room. It benefits from a window providing views over the property frontage and an open fronted cupboard.

The bathroom is tiled to principal areas and comprises of a walk-in shower cubicle with a glazed screen, a vanity wash hand basin and a low-level WC. There is a side elevation, obscured window.









## First Floor Accommodation

Ascending to the first floor, the landing offers doors to principal rooms and storage within the eaves.

Bedroom one, a true sanctuary, is a well-proportioned double room with a rear elevation window and a Velux window which sits above the pièce de resistance, a freestanding bathtub. There are two fitted cupboards offering a useful storage solution.

Bedroom two offers two Velux windows and a handy storage cupboard.

The first-floor benefits from the added convenience of a cloakroom comprising of a vanity wash hand basin, a concealed cistern WC and a heated towel radiator.







### Outside

The property is approached by a driveway providing off road parking. The front garden is largely paved with borders containing a mixture of established trees and shrubs. There is a pedestrian gate allowing access into the rear garden.

The rear garden is enclosed by timber fencing and is predominantly laid to artificial lawn. There is an area of raised decking adjacent to the dwelling and a patio area to once side of the garden, offering the ideal spot for outdoor entertaining and al fresco dining. The garden benefits from a timber storage shed.

# EPC to follow

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