

***OAK LODGE, BRIDGE ROAD, BURSLEDON
HAMPSHIRE, SO31 8AL***

NEW HOME



£675,000 FREEHOLD

Fabulous opportunity to purchase this wonderful, three bedroom detached bungalow currently being constructed, offering the discerning purchaser (s) a delightful blend of elegance, functionality, and comfort in a sought-after location near to local marinas and the famously picturesque River Hamble. Viewing recommended and strictly by appointment only.

Introduction

This incredible dwelling is offered by Hartly Ltd who combine sought after locations, traditional skills and contemporary designs to create generous, comfortable homes to be proud of.

Situated in a charming area of Bursledon with excellent transport links, local amenities, and a strong community spirit, this superb new build 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.



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.



Floor Plan

Floor area 144.4 m² (1,554 sq.ft.)

Please note this is a draft floorplan of the internal layout and is subject to change.

TOTAL: 144.4 m² (1,554 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

General information

- ◆ Warranty: Premier
- ◆ Council tax band: TBC
- ◆ Maintenance charge for common areas: Approximately £40-£50pcm.
- ◆ Management company: Oak Lodge (Bursledon) Management Ltd
- ◆ Mains electric, water and drainage. No gas.
- ◆ Constructed traditionally from brick and block elevations with rendered features and a concrete tiled roof.

Specification

- ◆ Detached.
- ◆ Three bedrooms.
- ◆ En-suite shower room & family bathroom fitted with Porcelanosa sanitaryware.
- ◆ Brick paved driveway with ample parking for several vehicles
- ◆ Samsung air-source heating system with pressurised hot water tank.
- ◆ Underfloor heating with wall mounted thermostat controls.
- ◆ Hardwired smoke alarms.
- ◆ Built in 'Bosch' appliances which include a full size integrated fridge and freezer, induction hob with extractor above, electric oven and grill & integrated dishwasher.
- ◆ 'Caple' wine cooler to the kitchen island.
- ◆ Ceramic tiled floor to the Kitchen/Diner.
- ◆ Delightful laid to lawn garden to the rear with patio area.



Accommodation

Upon entering the property, you are greeted by the hallway with doors to principal rooms. The living room is a light and airy room, perfect for gathering and relaxing. There are several windows allowing an abundance of natural light into the space. Bifold doors open out onto the rear garden.



The kitchen/diner will be a huge hit with culinary enthusiasts and boasts contemporary wall and floor mounted units with quartz worksurfaces over. Bifold doors in the dining area allow access to the exterior and offer a seamless transition from indoor to outdoor living.



The accommodation offers three well-proportioned double bedrooms, with an exquisite en-suite shower room to bedroom one. The two larger bedrooms benefit from fitted wardrobes and are serviced by the modern family bathroom comprising of a bath, shower, wash hand basin and a WC.





Outside

The property is approach via a block paved driveway offering off-road parking for multiple vehicles and leading to the entrance door under a canopied porch.

The delightful rear garden is bounded by timber fencing with a pedestrian gate. A spacious patio offers an idyllic spot for outdoor entertaining and al fresco dining. Steps lead up to lawn area.

Hartly Ltd are members of



ACTING AGENT



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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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