

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNNS
& MANNNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

MILLERS VIEW, BURSLEDON, SOUTHAMPTON, SO31 8JZ



**EXECUTIVE FIVE/SIX BEDROOM DETACHED FAMILY HOME NESTLED IN A PRIVATE GATED DEVELOPMENT.
THE PROPERTY BOASTS A DOUBLE GARAGE, CONTEMPORARY INTERIORS AND VERSATILE ACCOMMODATION
DESIGNED TO COMPLEMENT MODERN LIVING. NO FORWARD CHAIN.**

£675,000 Freehold

Manns & Manns are thrilled to offer this stunning five/six bedroom detached residence offering an unparalleled living experience for the discerning family. The property was built in 2009 of brick elevations to the exterior, under a pitched tiled roof and benefits from gas fired heating and double glazing. Nestled in a private gated development, discover the perfect blend of privacy and modern elegance with versatile living accommodation arranged over three floors.

The ground floor boasts a open plan kitchen/dining room adorned with integrated appliances and contemporary touches. There is a fabulous living room, perfect for relaxing. A cloakroom ensures convenience for occupiers and visiting guests. The first floor offers four double bedrooms, with an en-suite to the master, a dressing room and a family bathroom. The second floor houses a further double bedroom/guest suite with an en-suite. Outside, a driveway leads to a double garage. A lovely rear garden and patio area provide the ideal space for outdoor entertaining.

This executive home will undoubtedly prove hugely popular and is offered with no forward chain. By appointment only, viewing is highly recommended to appreciate both the accommodation and location on 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.

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.

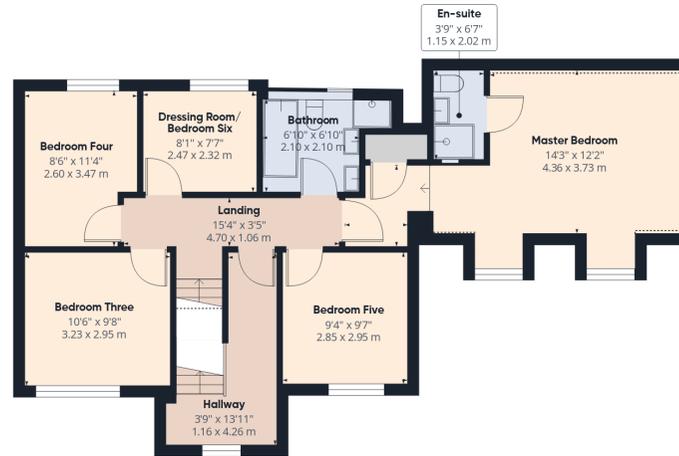
The local church, St Leonard's in Old Bursledon traces its history back to the twelfth century. Local schools include Bursledon Infant and Junior Schools, The Hamble Secondary School and West Hill Park Independent day and boarding school for boys and girls aged 3 to 13 years.

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.

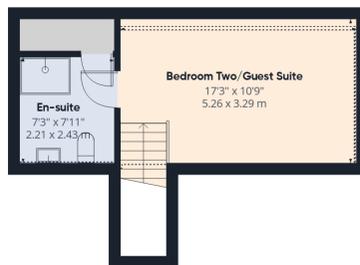




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2086 ft²
194.1 m²

Reduced headroom

13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ground Floor Accommodation

Upon entering the property you are welcomed into the hallway, with a door into the modern cloakroom, and an opening into the kitchen/dining room. Carpeted stairs, with built in storage beneath, rise to the first floor.

The fabulous kitchen/dining room is a beautiful social space, perfect for family gatherings and entertaining guests. The space is filled with natural light and offers a front elevation window in the dining area and two rear elevation windows in the kitchen. The contemporary kitchen will prove popular with culinary enthusiasts and is adorned with a comprehensive range of wall and floor mounted units with a worksurface over. Integrated appliances include dual ovens, a microwave, coffee maker, dishwasher, induction hob with extractor above a fridge/freezer and space for a wine fridge. There is a courtesy door into the double garage and a door into the living room.





The beautifully presented living room is a stylish and inviting space, thoughtfully designed around a contemporary media wall. A striking feature fireplace creates a stunning focal point, framed by modern panelling for a sleek finish. To the front aspect, a large window allows plenty of natural light to pour in, enhancing the bright and airy feel of the room. To the rear elevation, French doors open out to the patio, seamlessly connecting indoor and outdoor living.





First Floor Accommodation

Ascending to the first floor, the landing offers doors to principal rooms. Upon stepping into the master bedroom is a large built in wardrobe offering plentiful storage. The generous proportions of the room make this a sanctuary for relaxation, with two front aspect windows enhancing the light and airy feel. The modern en-suite is principally tiled and comprises a rainfall effect shower, vanity wash hand basin and a concealed cistern WC.

The first floor offers three further double bedrooms, finished in contemporary tones all of which demonstrate the versatility of the accommodation on offer and may be utilised for a number of purposes depending upon your requirements. A dressing room with a window to the rear aspect provides fabulous storage space and is another wonderfully versatile room that could be used as a home office, bedroom, nursery or snug if needed. The family bathroom is principally tiled and adorned with a four-piece suite including a panel enclosed bath, shower cubicle, wash hand basin and a WC.



Second Floor Accommodation

Rising to the second floor, you are welcomed into bedroom two, which would make a delightful guest suite for visitors. This well-proportioned bedroom boasts a Velux window and a modern en-suite comprising a shower, wash hand basin and WC. There is a large storage cupboard within the eaves.



Outside

The property is approached via a paved footpath leading to the entrance door under a canopied porch and a pedestrian gate into the rear garden. A block paved driveway provides parking for two vehicles and leads to the double garage. The garage benefits from two up and over doors, one of which is electric. A pedestrian door to the rear aspect opens out to the rear garden.

The rear garden is enclosed by timber fencing and predominantly laid to lawn with decorative planted borders containing an array of establish trees and shrubs. A paved patio area, adjacent to the property, provides an idyllic spot for outdoor entertaining and al fresco dining.



EPC to follow

COUNCIL TAX BAND: F - Eastleigh Borough Council. Charges for 2025/26 £3,196.95.

UTILITIES: Mains gas, electricity, water and drainage.

ESTATE MANAGEMENT CHARGE: £650 per annum (reviewed annually) payable to Asthill Ltd to manage common areas, insurance and maintenance of front gates. Property owners required to attend AGM and will be appointed as directors of the management company.

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

Tel: 02380 404055 Web: 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.