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## SCHOOL ROAD, OLD BURSLEDON, SOUTHAMPTON, SO31 8BY



**UNIQUE AND IMPOSING 19<sup>TH</sup> CENTURY FIVE-BEDROOM DETACHED FAMILY HOME IN THE HIGHLY SOUGHT AFTER CONSERVATION AREA OF OLD BURSLEDON. THIS CHARACTERFUL, FORMER SCHOOL WHICH TWINS RUSTIC CHARM WITH CONTEMPORARY INTERIORS AND TOUCHES, OCCUPIES A SIZEABLE PLOT WITH GENEROUS GROUNDS, TWO DRIVEWAYS, A TRIPLE GARAGE, AND A SWIMMING POOL.**

**£1,750,000 Freehold**

This unique and imposing five-bedroom detached dwelling was originally constructed in 1835 and held the accolade of being the former school, serving the local community. The property has subsequently undergone various extension and renovation projects, culminating in a spacious, versatile and characterful home that marries the past and the present, where every detail exudes timeless elegance and modern convenience.

The flexibility of the accommodation on offer is a particular highlight, this would make a splendid family home that can be configured to complement modern living, whilst being nestled in a highly desirable location. The dwelling occupies a sizeable plot of approximately one acre. The extensive grounds include two driveways, a triple garage, a garden and an outdoor swimming pool. The ground floor offers ample space to socialise and relax in one of three reception rooms and a delightful kitchen breakfast room. The accommodation offers a utility room, study and a separate cloakroom. The first floor boasts five bedrooms, with an en-suite to the master bedroom, and two further bathrooms.

This is not just a home, it is, in our opinion, an example of exquisite, historical, architectural design, a statement of affluence offering the perfect balance of rustic charm and modern allure.





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

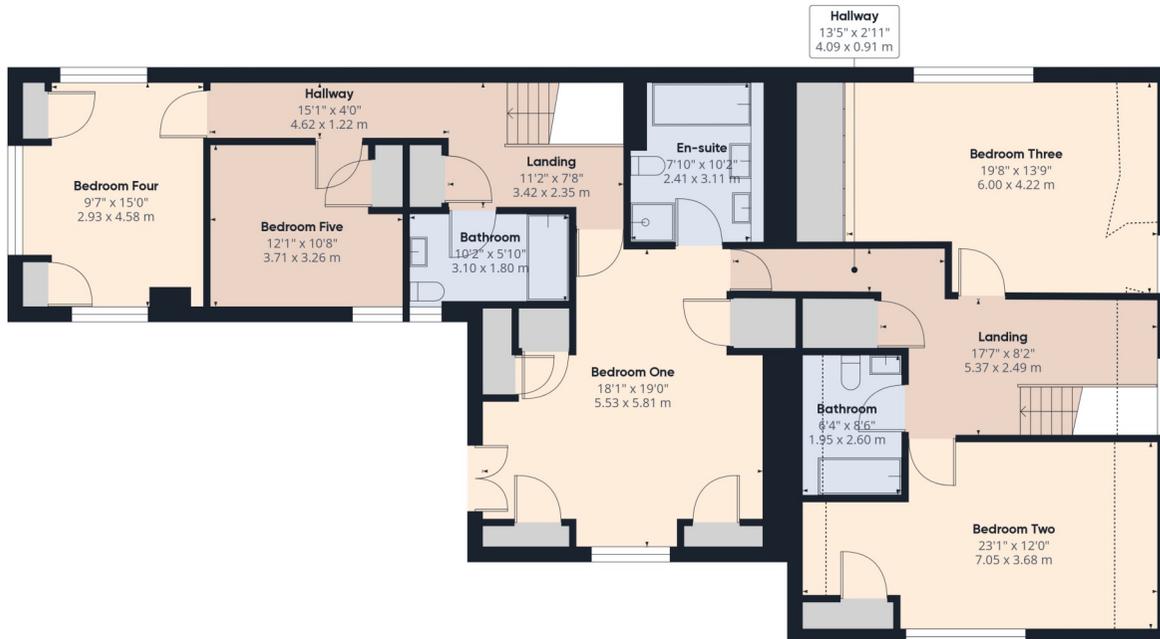
3546.82 ft<sup>2</sup>

329.51 m<sup>2</sup>

Reduced headroom

104.33 ft<sup>2</sup>

9.69 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 Of Old Bursledon

The conservation area of Old Bursledon is a village, on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Often referred to as the sheltered haven, Old Bursledon is perfectly suited for yachts and motorboats alike. It is one of the River Hamble's best-kept secrets. The neighbouring Elephant boatyard offers sheltered pontoon births, shore facilities, water, and electricity. The yard is situated on the site where HMS Elephant was built in 1786, Nelson's flagship during the Battle of Copenhagen in 1801. It has been a working boatyard ever since.

Swanwick Marina is within walking distance and can accommodate over 300 berths, some for boats over 18m. They also offer a dry stack service and, you can also dry berth yachts up to 13m. Also only a short distance from the property, there is a public slipway and numerous chandleries. Local yacht clubs include the Royal Southern Yacht Club in Hamble and Warsash sailing club.

The neighbouring villages include Swanwick, Hamble-le-Rice, Netley, and Sarisbury Green. Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lympington or Poole. Close to Swanwick Marina, you'll find a number of pubs and restaurants to try, but if you'd like to stretch your legs a little more you can take a stroll out to the waterside villages that punctuate 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 beautiful local church in Old Bursledon can trace its history back to the last half of the twelfth century, and today offers regular Christian services.

For those who like to shop, there are nearby supermarkets in Bursledon and Hedge end. Just over two miles away is Whiteley Shopping Centre offering an eclectic mix of restaurants and high street shops that stay open late on most days. Further afield, Southampton City Centre offers a wealth of shops, as well as restaurants, cinemas, and nightlife.

There are nearby A/M27 links to neighbouring cities, which include Portsmouth, Southampton, Winchester, and Chichester. Bursledon train station is within walking distance, which has direct links to Southampton and Portsmouth. There is a direct link to London from Southampton Airport Parkway, Eastleigh with an approximate commute time of 1 hour 20 minutes.

Local schools include Bursledon C of E, Hamble Secondary school, and Westfield Park independent, coeducational, day and boarding school for boys and girls aged 3 years to 13 years.



## Ground Floor Accommodation

The property welcomes you into the entrance hall with beautifully tiled floors, doors to principal rooms and a staircase rising to the first floor.

The living room is a light filled sanctuary with windows to two aspects and bifold doors opening out onto a covered patio area aside the pool. The focal point of the room is a beautiful brick, feature fireplace with a wooden mantel and tiled hearth, which enhances the cosy atmosphere, on those chilly evenings.

The kitchen/breakfast room is of generous proportions and is well equipped to cater to your culinary adventures. It comprises of a comprehensive range of matching wall and floor mounted units with a worksurface over. There is a butler sink with engraved drainer, space for an Aga cooker, space for an American style fridge freezer, built under electric oven, induction hob with extractor hood, integrated dishwasher and a microwave. A rear elevation window provides views of the grounds, and a door opens to the exterior. An opening leads into the family room, which is a lovely versatile space that can be utilised for a number of purposes depending upon your requirements. There are windows to two aspects and a large built in entertainment unit with cupboards and shelving.

The dining room is another well-proportioned room with windows to two aspects that demonstrates the versatility of the accommodation offer. This room boasts a distinctly cosy feel courtesy of the exposed beams and a brick fireplace with a wooden mantel and tiled hearth.

The lobby allows entry to the property from the second driveway, through a stable door, and provides access into the kitchen/breakfast room and utility room. It also houses a further staircase rising to the first floor. The utility room comprises of matching wall and floor mounted units with a worksurface over. There is a double bowl butler sink, appliance space for a washing machine or tumble dryer and space for a slimline wine cooler.

The ground floor accommodation benefits from a shower room with a shower cubicle, WC and a wash hand basin. A door opens into a study, which is currently being used as an art studio.







## First Floor Accommodation

Ascending to the first floor via the main staircase, the landing offers doors to principal rooms and a linen cupboard. The master bedroom, a true sanctuary for relaxation, boasts a modern four-piece en-suite bathroom comprising of a clawfoot bath, shower cubicle, wash hand basin and a WC. The bedroom is of generous proportions and benefits from a rear elevation window and a Juliette balcony. A further door opens onto the second landing which provides access to bedrooms two and three and to a bathroom. There is a linen cupboard providing useful storage.

Bedroom two is a well-proportioned double room with traditional windows to the rear and side elevations. A fitted cupboard offers a handy storage solution. Bedroom three is another well-proportioned double room which also boasts traditional style windows to the front and side elevations. This room offers two fitted double wardrobes to one wall.

A contemporary style bathroom services bedrooms two and three and comprises of a p-shaped panel enclosed bath with a shower over, a circular wash hand basin and a WC.

Bedroom four is a lovely light filled double room with traditional windows to three aspects allowing an abundance of natural light to fill the space. This bedroom offers two fitted cupboards. Bedroom five is another double room with a rear elevation window and a fitted cupboard. This bedroom is currently being used as a study, again demonstrating the versatility of the accommodation on offer.

Bedrooms four and five share a modern family bathroom which comprises of a p-shaped panel enclosed bath with a shower over, a wash hand basin and a WC.



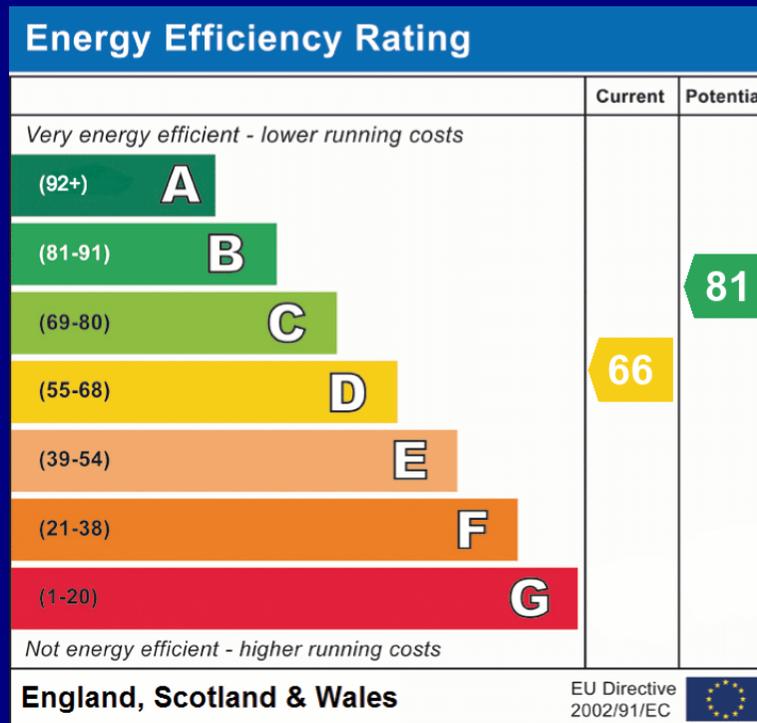




### Outside

The property boasts two gated entrances. The main electric double gates open to reveal a spacious gravel driveway offering parking for numerous vehicles and leading to a detached triple garage. The secondary driveway is accessed through double gates and offers parking for multiple vehicles. The garden is fully enclosed and largely laid to lawn. A spacious patio area, perfect for hosting guests and al fresco dining, boasts a beautiful outdoor swimming pool and a spacious seating area which is covered by a veranda.





**COUNCIL TAX BAND: G Eastleigh Borough Council. Charges for 2024/25 £3504.16.**

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

**CONSTRUCTION: Construction: Brick elevations under a pitched tiled roof**

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

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