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**RARELY AVAILABLE DETACHED DWELLING STANDING IN GROUNDS OF APPROXIMATELY ONE ACRE, NESTLED IN THE HIGHLY SOUGHT AFTER LOCATION OF OLD BURSLEDON.**

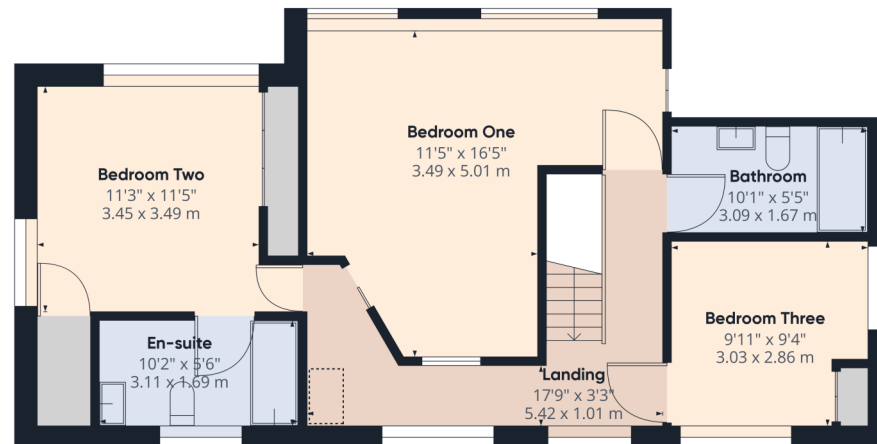
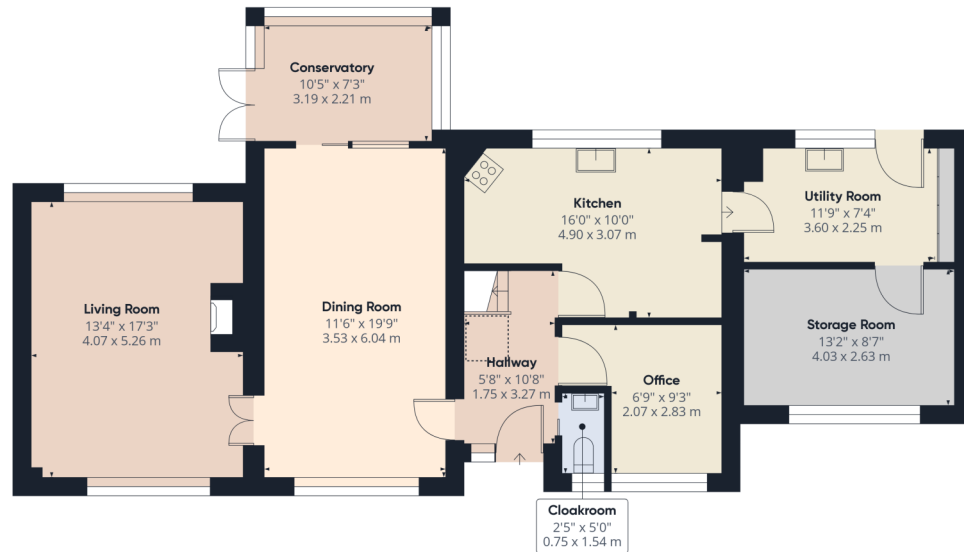
**VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE BOTH THE ACCOMMODATION AND GROUNDS ON OFFER.**

**Guide Price £875,000 Freehold**

This delightful, detached property is nestled in the peaceful and highly sought after area of Old Bursledon. The dwelling offers the discerning purchaser the opportunity to acquire a unique home on a tranquil and generous plot of approximately one acre. It is conveniently located for local amenities, sailing clubs and country or riverside walks. There is scope for the new owner to further improve the property (subject to planning).

Briefly, the ground floor accommodation comprises of a hallway, living room, dining room, conservatory, kitchen, utility room, storage room and an office. On the first floor are three bedrooms, one with an en-suite, and a family bathroom. Externally, there is off road parking for multiple vehicles, a garage, summerhouse and a large rear garden with a private woodland area.

Originally built in the late 1970s mainly of standard cavity wall construction, the property has since been reconfigured. The original garage, which is built of single skin construction, now offers a separate utility and storage room. Please note that should lending be required, there are elements of the property which are single skin. Potential buyers are advised to check their lenders criteria prior to arranging a survey.



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

1777.83 ft<sup>2</sup>

165.17 m<sup>2</sup>

**Reduced headroom**

12.46 ft<sup>2</sup>

1.16 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## 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.

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 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 with doors to the office, kitchen and dining room. The solid wooden flooring flows into the dining room. Carpeted stairs rise to the first floor.

The office, to the front elevation, has a window overlooking the property frontage and benefits from wall mounted storage cupboards and shelving.

The kitchen comprises of a range of matching wall and floor mounted units with a worksurface over. There is a built in double electric oven, electric hob with an extractor hood over, an integrated dishwasher and a 1½ bowl sink and drainer. A large window provides beautiful views over the rear garden.

There is a step up to the utility room, which offers a number of wall and floor mounted units with a worksurface over. In addition to these units are built-in cupboards to one wall. There is a stainless steel sink and drainer, space and plumbing for a washing machine and appliance space for an American style fridge freezer. The utility room houses a glow-worm gas fired boiler. A window and a half panel glazed door overlook and open onto the rear garden.

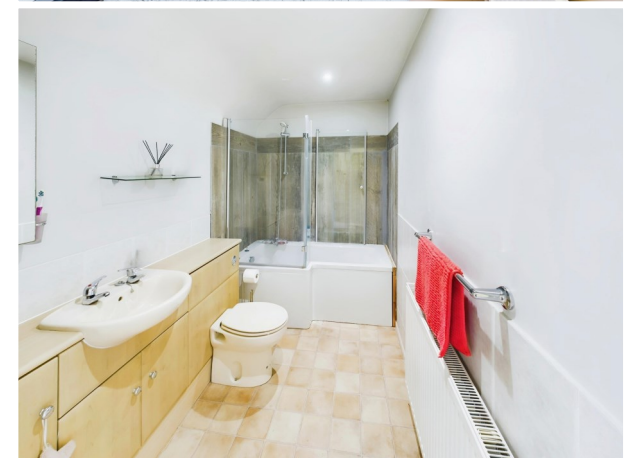
A door from the utility rooms leads into a storage room with a window to the front elevation. There are numerous floor mounted storage units and appliance space.

The dining room is of generous proportions and offers a large window to the front elevation and patio doors to the rear, which open into the conservatory.

The conservatory is of UPVC construction on a dwarf brick wall and offers windows to three aspects. French doors open onto the rear garden.

Double doors from the dining room lead into the living room, which benefits from large windows to both the front and rear aspects, allowing lots of natural light into the room. The focal point of this room is a log burning stove with wooden mantel and brick surround.





## First Floor

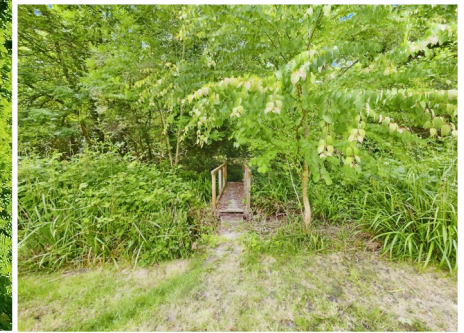
Ascending to the first floor, the landing offers two windows to the front elevation and doors to principal rooms. There is a loft access point.

Bedroom one, which may be accessed from either side of the landing, is a well-proportioned double room with two windows providing lovely views over the rear garden. There is a built-in cupboard offering useful storage space.

Bedroom two, also a spacious double room, boasts windows to the rear and side elevations. There is a cupboard offering a handy storage solution and fitted double wardrobes. A door leads into the en-suite with an obscured window to the rear elevation. The four-piece suite comprises of a panel enclosed bath, low level WC, bidet and an inset wash hand basin with storage to the side and beneath.

Bedroom three benefits from windows to the front and side elevations and has the added convenience of a storage cupboard.

The family bathroom comprises of a p-shaped panel enclosed bath with a shower over, concealed cistern WC and an inset wash hand basin with storage beneath and to the side.



## Outside

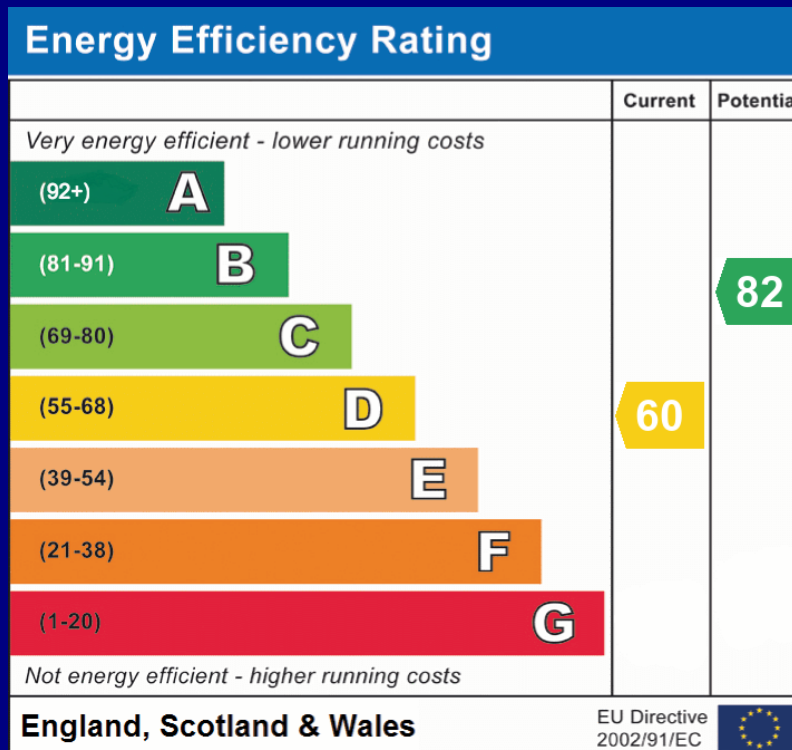
The property is approached via a driveway, which sweeps across the front of the house and leads to the entrance of the garage. Here, there is off road parking for numerous vehicles. An additional parking area may be found to the side of the driveway entrance. Pedestrian steps lead down to the front of the dwelling.

The spacious rear garden is largely laid to lawn with a vast array of established shrubs and trees. A paved patio area, adjacent to the dwelling offers a lovely spot for outdoor entertaining and al fresco dining. The garden is separated by a small brook, over which a bridge allows access to a private woodland area.

***The vendor has since ownership, purchased an area of land adjacent to the plot, which is owned under a separate title. This may be included subject to negotiation.***

Ariel photograph of local area.





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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.