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GRANGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8GD



BEAUTIFULLY PRESENTED FIVE-BEDROOM DETACHED CHARACTER HOME, WHICH HAS BEEN TASTEFULLY IMPROVED BY THE CURRENT OWNERS. SITUATED WITHIN A SIZABLE PLOT ON THE FRINGES OF NETLEY, THE DWELLING OFFERS DISCERNING PURCHASERS A GLORIOUS PRIVATE SETTING WHICH IS IDEAL FOR ENTERTAINING. IT HAS A SIZABLE REAR GARDEN, MODERN INTERIORS INCLUDING A LUXURY OPEN PLAN KITCHEN/DINER, PRIVATE DRIVEWAY, AND DOUBLE GARAGE. NO FORWARD CHAIN.

£995,000 Freehold

We are delighted to market this fabulous five bedroom detached property nestled in a semi-rural location, with surrounding countryside and just a stone's throw from the popular Pickwell Farm and farm shop. The current owners have sympathetically transformed this beautiful residence into a haven of elegance and comfort. Neutrally decorated throughout, the property offers versatile living accommodation arranged over two floors and boasts ample spaces to both relax and entertain.

Briefly, the ground floor accommodation comprises a hallway, open plan kitchen/dining and family room, utility room, living room, two bedrooms and a bathroom. On the first floor are three bedrooms and a shower room. Outside, is a spacious rear garden, driveway offering off-road parking for multiple vehicles and a detached double garage with storage area.

Don't miss out on the opportunity to experience firsthand all this lovely property has to offer. Call us today to arrange a viewing.



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.

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.

The property is set in close proximity to the neighbouring village of Netley Abbey. Netley is the most complete surviving abbey built by the Cistercian monks in southern England. Almost all the walls of its 13th century church still stand, together with many monastic buildings.

Netley Abbey is also home to The Royal Victoria Country Park with its idyllic parkland with fabulous water views, a coffee shop and beach front access. Netley offers a range of local shops and a choice of public houses.

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.

Local schools include Bursledon and Netley Infant and Junior Schools, The Hamble Secondary School and Oasis Academy Mayfield.

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

The property welcomes you into the 'L' shaped hallway offering space to de boot and hang your outdoor wear. There are doors to principal rooms, stairs rising to the first floor and two handy storage cupboards.

The heart of the home has to be the magnificent open plan kitchen/dining and family room. This wonderful space is perfect for hosting. It boasts six Velux windows and two sets of bifold doors which allow natural light to fill the room and open out to onto the patio offering a seamless transition from indoor to outdoor living. The contemporary kitchen will prove popular with culinary enthusiasts and comprises a comprehensive range of wall units, base units and an island with a worksurface over. There is an inset sink and engraved drainer, Neff induction hob, two Neff electric ovens, Neff microwave and an integrated dishwasher. A door opens into the utility room which comprises a range of wall and floor mounted units with a worksurface over. There is appliance space for a washing machine and tumble dryer. A stable door opens out to the patio.





The living room presents a lovely space to relax at the end of a busy day. The focal point of the room is a log burner, which enhances the cosy ambience on those chilly evenings. There are windows to two aspects offering views over the property frontage and a door to the outside space.

Bedrooms four and five both offer with views over the driveway and are wonderful versatile rooms which could be used as offices, a playroom or snug depending upon your requirements.

The modern and luxurious bathroom, a sanctuary for relaxation, is tiled to principal areas and boasts a freestanding bath, vanity wash hand basin with matching linear style cabinet, a WC and heated towel radiator.





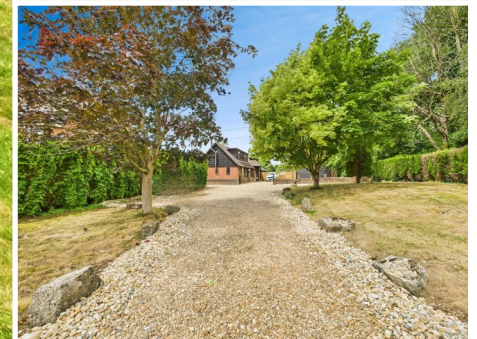
First Floor Accommodation

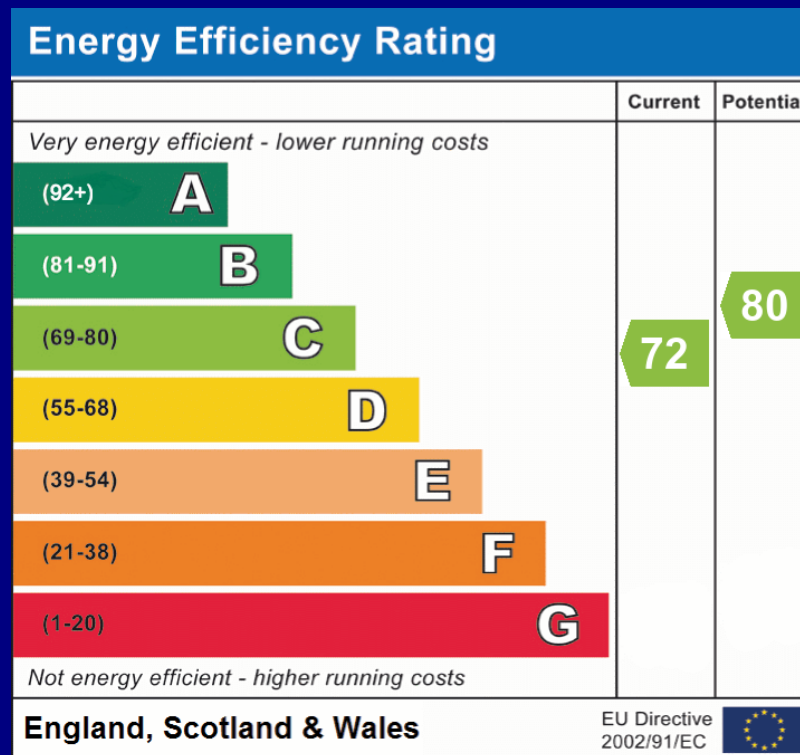
Ascending to the first floor, the landing offers doors to all rooms. Bedroom one is a well-proportioned double room with a window providing views over the patio area and rear garden. Bedroom two is another spacious double room with a window offering a view over the property frontage. Bedroom three provides a window overlooking the driveway. The first floor bedrooms share a contemporary style shower room, comprising a walk-in shower, vanity wash hand basin, WC and heated towel radiator.

Outside

The dwelling is approached from Grange Road via a gravel driveway, which is owned by this property. There are areas laid to lawn to each side and numerous established trees and shrubs. This driveway provides access to the private parking area and to the neighbouring property. A metal bar gate reveals a gravel parking area for multiple vehicles which leads to the entrance door under a canopied porch, and to the double detached garage. The garage offers two electric roller doors to the front aspect and a pedestrian door to the side. Stairs ascend into the eaves offering a games room/storage area with power and lighting.

The spacious rear garden is laid to lawn, enclosed by hedgerow and contains a number of established shrubs and trees. For the green fingered purchaser is the added bonus of a vegetable garden. A patio, adjacent to the dwelling, houses a superb, covered outdoor kitchen, with pizza oven and seating area designed for outdoor entertaining and al-fresco dining. A pedestrian gate allows access to the front of the property and driveway.





COUNCIL TAX BAND: D - Eastleigh Borough Council. Charges for 2025/26 £2,213.27.

UTILITIES: Mains gas, electricity and water. Private cesspit.

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**



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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.