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KINGS FIELD, BURSLEDON, SOUTHAMPTON, SO31 8EN



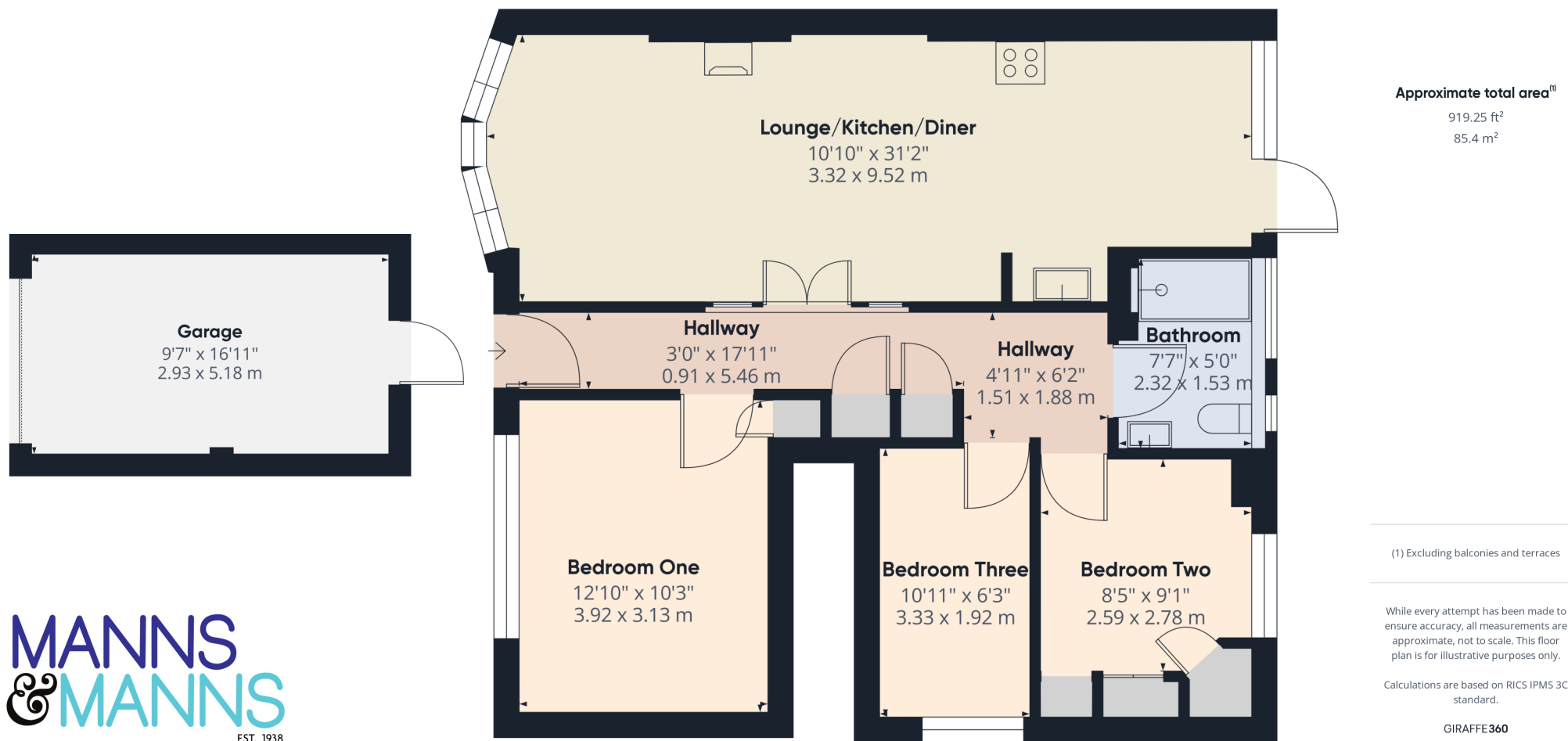
IMMACULATELY PRESENTED THREE BEDROOM GROUND FLOOR MAISONETTE WITH A GARAGE AND PRIVATE ENCLOSED REAR GARDEN, SITUATED IN A HIGHLY REQUESTED RESIDENTIAL LOCATION IN CLOSE PROXIMITY TO LOCAL AMENITIES. VIEWING RECOMMENDED.

Guide Price £250,000 to £260,000 Leasehold

This beautiful, three bedroom, ground floor maisonette has undergone a significant programme of modernisation by the current owner and has been transformed into an elegant, turnkey property to be proud of. The dwelling is situated in the highly requested King Field, just a few moments stroll from Lowford village with amenities including a community centre, library, café, convenience store, public house and takeaways. The location of this property is, in our option, a true highlight. It is well-connected with excellent transport links to the A/M27. The proximity to local schools, parks, green spaces and the River Hamble is an added advantage.

The property is built of brick elevations under a pitched tiled roof and benefits from double glazing and gas fired heating. Briefly, the accommodation comprises of a hallway, open plan lounge/kitchen/diner, three bedrooms and a shower room. Outside, there are gardens to the front and rear and a garage in a block.

Don't miss out on the opportunity to experience firsthand all this stunning property as 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.

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.



Accommodation

Upon entering the property, you are greeted by the hallway offering space to de boot and doors to all rooms. There are two linen cupboards providing useful storage. Herringbone pattern engineered oak laminate flooring flows effortlessly into the main living accommodation and bedrooms.

The heart of the home must be the impressive open plan lounge/kitchen/diner. This is a beautiful light filled space with a large bay window to the front elevation and is perfect for entertaining or simply relaxing at the end of a busy day. The modern fitted kitchen will prove popular with culinary enthusiasts and comprises of a range of matching wall and floor mounted units with a marble effect worksurface. Integrated appliances include a microwave and electric oven, an induction hob with an extractor hood and a fridge freezer. A window and glazed door open out into the private rear garden.





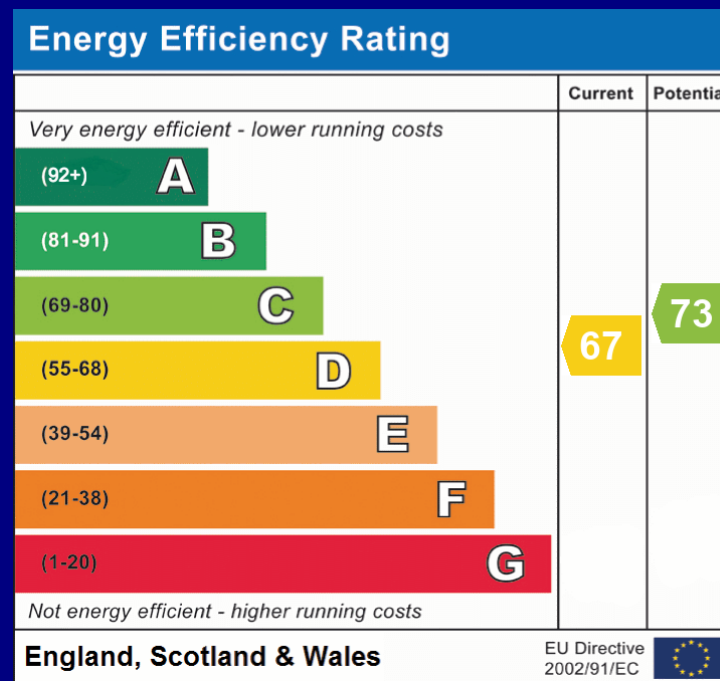
Bedroom one, is a well-proportioned double room with a front elevation window and a built-in cupboard. Bedroom two is another double room with a rear elevation window, a fitted mirror fronted wardrobe and a built-in storage cupboard. Bedroom three is a lovely single room of good proportions and is currently being utilised as an office, demonstrating the flexibility of the accommodation on offer. It benefits from a side elevation window. The contemporary shower room exudes an air of opulence and comprises of a walk-in rainfall effect shower, a wall mounted hand basin with storage beneath and a concealed cistern WC. The floor is tiled, and the walls are predominantly tiled with a marble effect finish. There are rear elevation obscured windows.



Outside

The property is approached via a pathway leading to the entrance door. The front garden is laid to lawn with decorative planted borders. The rear garden is enclosed by wooden screening and offers side pedestrian access. Steps, adjacent to the property, lead to the main garden area, which has been beautifully landscaped and is largely laid to lawn with decorative planted borders offering a splash of colour during the spring and summer months. There is a block paved pathway and patio area offering a lovely space for outdoor entertaining and al fresco dining. The dwelling boasts the added benefit of a garage in a block with an up and over door to the front aspect.





COUNCIL TAX BAND: C - Eastleigh Borough Council - 2025/26 - £1,967.35.

UTILITIES: Mains gas, electric, water and drainage.

LEASEHOLD DETAILS: Residue of 900 years from 25th December 1964. Ground Rent £15 per annum.

Buildings insurance approximately £650 per annum.

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

Tel: 02380 404055 **Web:** www.mannsandmanns.co.uk



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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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