

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNNS
& MANNNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

CRANBURY GARDENS, BURSLEDON, SOUTHAMPTON, SO31 8FB



VERSATILE AND SPACIOUS, FOUR-BEDROOM DETACHED CHALET STYLE BUNGALOW WITH A DRIVEWAY, STUDIO WITH STORAGE AND A WRAPAROUND GARDEN. THE DWELLING IS SITUATED IN A HIGHLY POPULAR RESIDENTIAL LOCATION, IN CLOSE PROXIMITY TO LOCAL AMENITIES AND GREEN SPACES.

£495,000 Freehold

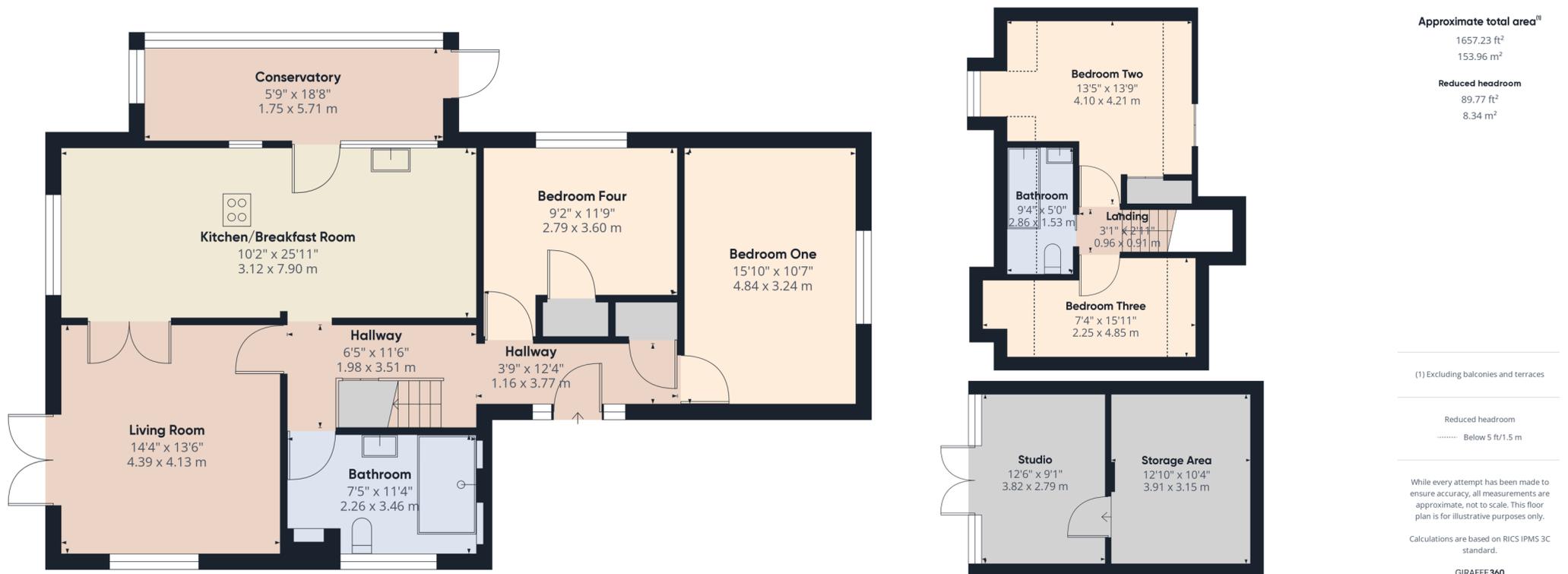
This delightful four-bedroom detached chalet style bungalow is situated in the popular village of Bursledon and is conveniently located for local amenities, public transport links, nearby schools, and green spaces. The spacious and versatile dwelling is built of brick elevations under a pitched tiled roof and benefits from gas fired heating and double glazing. There is a lovely living room and a well-proportioned kitchen breakfast room which is perfect for entertaining. The ground floor also offers two bedrooms, a shower room and a conservatory. On the first floor are two further bedrooms, which share a bathroom. Outside, there is a private, enclosed garden, driveway, storage area and an adjoining studio, which offer for the discerning purchaser the opportunity to convert into an annexe subject to relevant local authority planning.

The Local Area

Bursledon is a picturesque village situated on the River Hamble in Hampshire, renowned for its outstanding natural beauty. 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 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

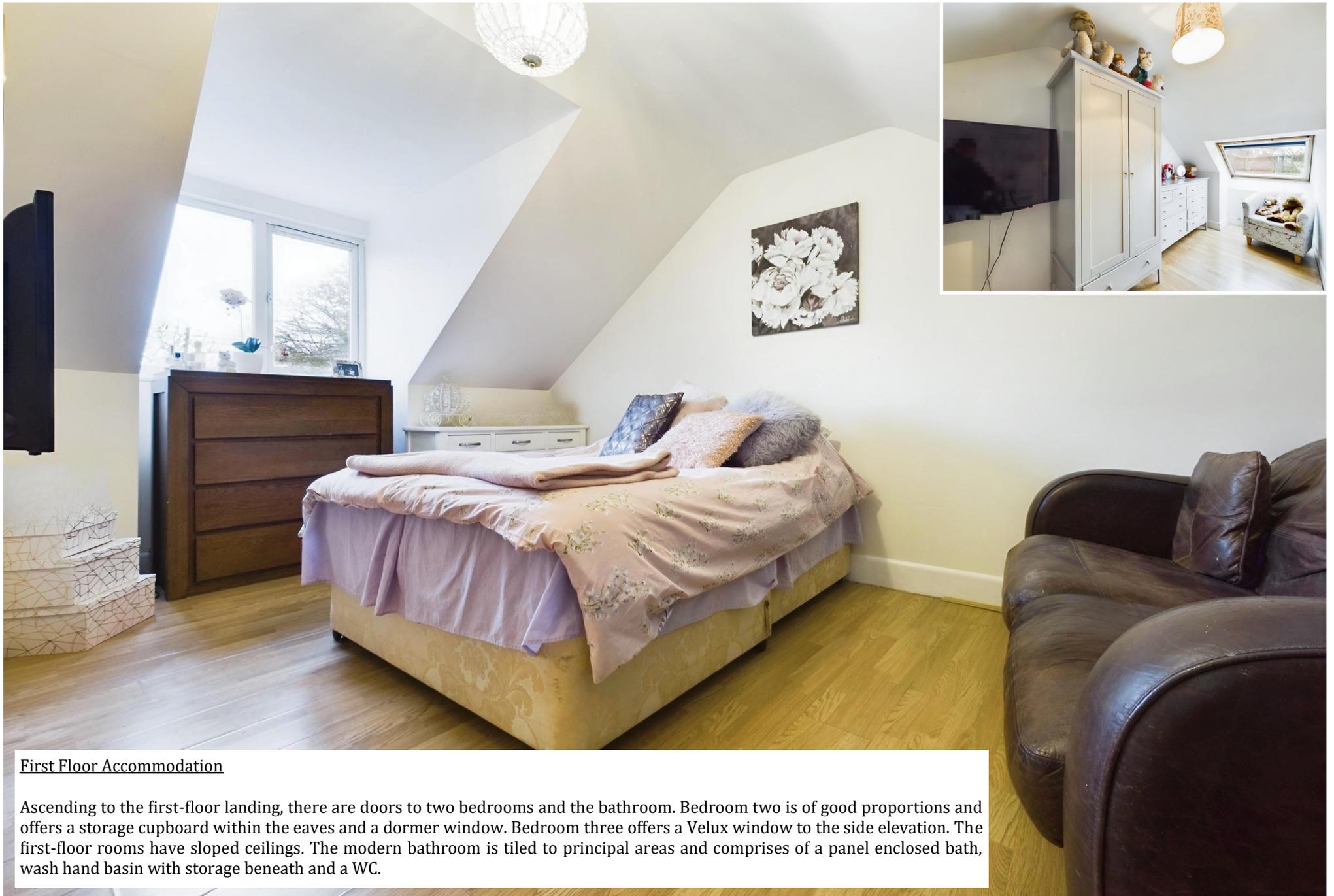
Upon entering the property you are greeted by the hallway, offering doors to principal rooms, a linen cupboard and stairs rising to the first floor with storage beneath. The living room is a light filled sanctuary, perfect for both relaxing and entertaining, with a window to the side and French doors to the rear aspect opening directly onto the patio.

The modern fitted kitchen will prove popular with culinary enthusiasts and comprises of a comprehensive range of matching wall and floor mounted units with a worksurface over. Integrated appliances include, two electric ovens, a microwave, coffee machine, five ring gas burner hob with an extractor hood, dishwasher and a wine cooler. There is a rear elevation window in the dining area, offering views of the garden. There are windows and a door opening into the conservatory. Glazed panel doors open directly into the living room, making this a lovely social space. The lean-to style conservatory is of UPVC construction with a glazed roof. It offers windows to two sides and a door allowing access outside. There is plumbing and appliance space for a washing machine and tumble dryer.





Bedroom one is a well-proportioned double room with a front elevation window enjoying views over the property frontage and towards the studio. Bedroom four is another double room with a fitted cupboard providing useful storage, and a side elevation window. This is a lovely versatile space that may be used for a number of purposes depending upon the new owners requirements. The ground floor bedrooms are serviced by a modern shower room, which is tiled to the walls and floor and comprises is a large walk-in shower with glazed screen, a wash hand basin with storage beneath and a concealed cistern WC.



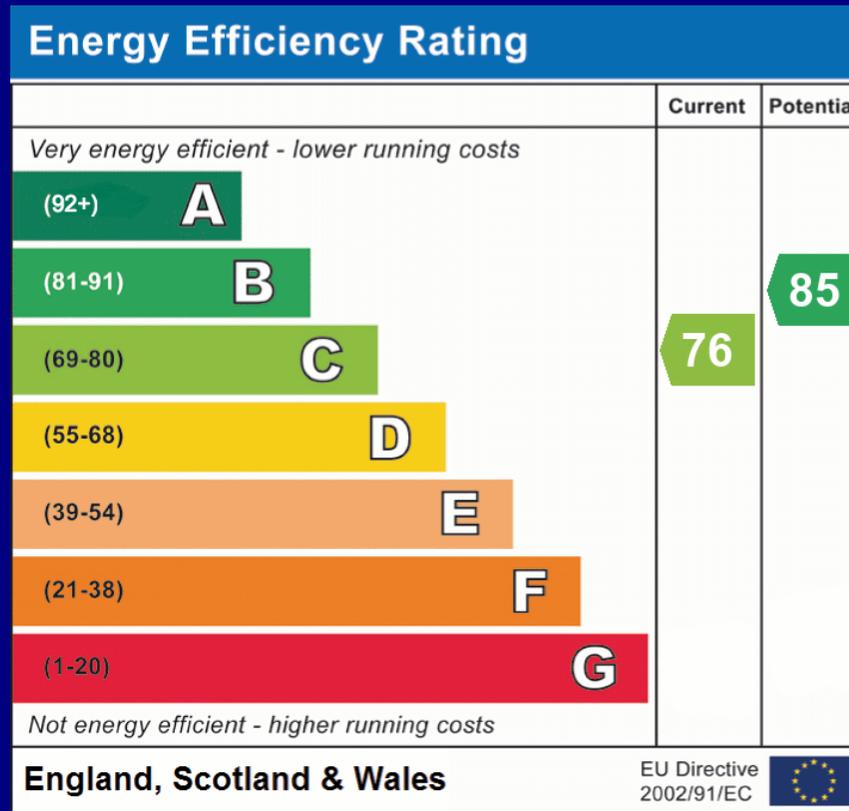
First Floor Accommodation

Ascending to the first-floor landing, there are doors to two bedrooms and the bathroom. Bedroom two is of good proportions and offers a storage cupboard within the eaves and a dormer window. Bedroom three offers a Velux window to the side elevation. The first-floor rooms have sloped ceilings. The modern bathroom is tiled to principal areas and comprises of a panel enclosed bath, wash hand basin with storage beneath and a WC.

Outside

The property is approached by a herringbone pattern block paved driveway, providing off-road parking for multiple vehicles and leading to the former garage which retains an up and over door to the front aspect and is now used as a storage area. There is a wall mounted EV charger. The adjoining studio benefits from power, lighting, plumbing and drainage and is current utilised as a grooming room. There is potential here for the new owner to convert this into a detached annexe (subject to relevant local authority planning permission). A pathway leads to the entrance door. The wraparound garden is enclosed by timber fencing and is largely laid to lawn to the front of the dwelling. To the rear of the property, the garden has been landscaped and is mainly laid to artificial lawn with raised planted borders containing an array of trees and shrubs. A wooden pergola covers a raised seating area. A paved patio, adjacent to the dwelling, provides the perfect spot for outdoor entertaining and al fresco dining.





COUNCIL TAX BAND: E Eastleigh Borough Council. 2026/27 £2822.75.

UTILITIES: Mains gas, electricity, water and drainage.

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 MANNNS.

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.