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## OAKHILL CLOSE, BURSLEDON, SOUTHAMPTON, SO31 1AP



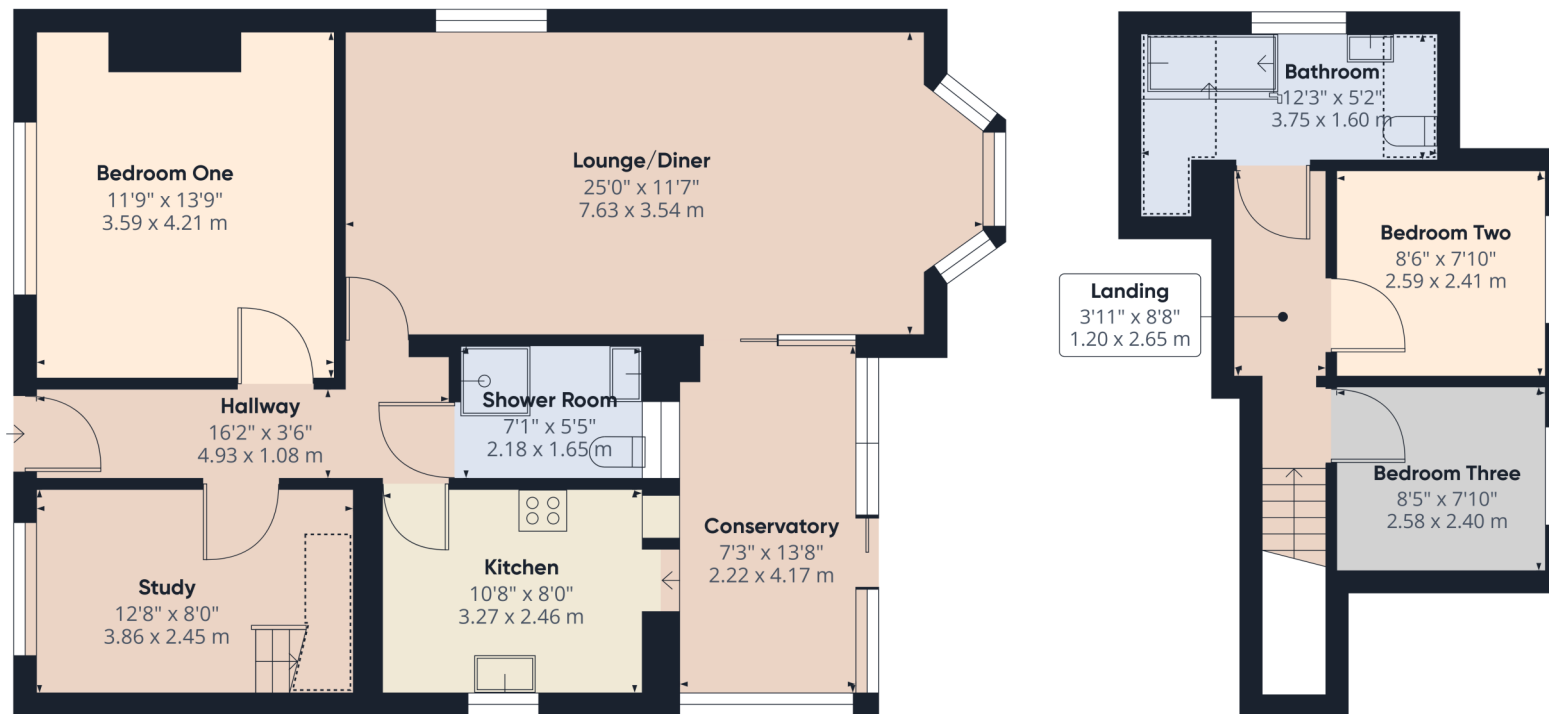
**DELIGHTFUL THREE BEDROOM DETACHED CHALET STYLE BUNGALOW SITUATED IN A DESIRABLE CUL-DE-SAC IN BURSLEDON, WITH DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND A SPACIOUS REAR GARDEN WITH LOVELY VIEWS OVER NEIGHBOURING FIELDS. VIEWING RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.**

**Guide Price £450,000 Freehold**

This lovely, detached chalet style bungalow is a fantastic opportunity for those seeking a home that combines comfort and convenience. Situated in a popular cul-de-sac, in close proximity to local amenities including, Tesco Bursledon, Lowford Village and Bursledon Infant and Junior Schools, it also boasts great transport links due its proximity to junction 8 of the M27.

The dwelling is arranged over two floors. The ground floor comprises of a hallway, lounge/diner, kitchen, conservatory, bedroom, office and shower room. On the first floor are two bedrooms and a bathroom. Externally there is a driveway offering parking for multiple vehicles and a rear garden.

This property is a rare find and offers the potential for a superb lifestyle. The combination of its versatile rooms and convenient location makes it an ideal choice for a range of buyers. Don't miss out on the opportunity to make this your new home, call us today to arrange a viewing.



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

1112.92 ft<sup>2</sup>  
103.39 m<sup>2</sup>

**Reduced headroom**

114.41 ft<sup>2</sup>  
10.63 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 Accommodation

Upon entering the property, you are greeted by a bright and airy hallway with doors to principal rooms. Laminate flooring flows from the hallway into the lounge/diner, kitchen and conservatory.

The spacious lounge/diner can be found to the rear aspect and offers a bay window providing views over the rear garden, a side elevation high-level window and sliding patio doors into the conservatory. This space is perfect for gathering and entertaining or simply relaxing at the end of a busy day.

The kitchen comprises of a range of matching wall and floor mounted units with a roll-top worksurface over. A stainless-steel sink and drainer sit beneath a side elevation obscured window. There is a built in electric double oven, electric hob with an extractor hood over an integrated dishwasher, washing machine and fridge.







The kitchen opens into the conservatory, which is currently being utilised as a dining area. This versatile space boasts windows providing views over the rear garden and patio doors opening onto a raised seating area.

Bedroom one is a well-proportioned double room and benefits from a front elevation window overlooking the property frontage and a ceiling fan.

The office, also to the front elevation, offers a window looking over the driveway and stairs rising to the first floor.

The shower room comprises of a corner shower cubicle, concealed cistern WC, inset wash hand basin with a vanity unit beneath and a heated towel radiator.





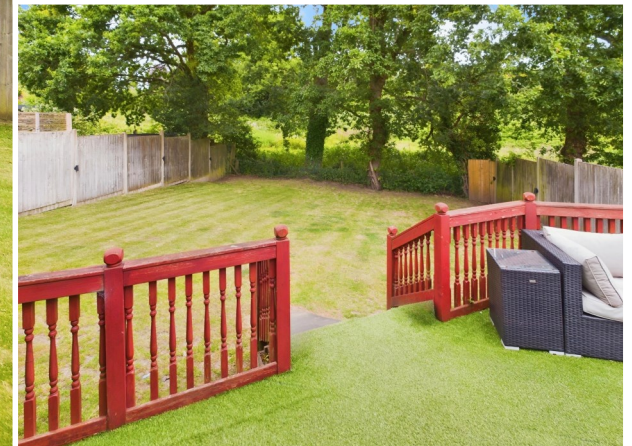
### First Floor Accommodation

Ascending to the first floor, the landing presents doors to all rooms.

Bedrooms two and three both offer windows to the rear elevation, providing views over the garden and neighbouring countryside.

The first floor bedrooms share a bathroom which comprises of a panel enclosed bath, pedestal wash hand basin and a low-level WC, and has a side elevation obscured window.






## Outside

The property is approached by a herringbone pattern block paved driveway providing off road parking for numerous vehicles. A wooden gate allows pedestrian access to the rear garden.

The rear garden is laid to lawn and bound by timber fencing to the sides and a post and wire fencing to the rear, allowing lovely views of the neighbouring field. The garden benefits from outdoor lighting. A raised seating area, adjacent to the dwelling, with a decorative wood balustrade provides a lovely spot for outdoor entertaining and al fresco dining.



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX BAND: D - Eastleigh Borough Council.**  
**UTILITIES: Main 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](http://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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