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SCHOOL ROAD, OLD BURSLEDON, HAMPSHIRE SO31 8BY



RARE OPPORTUNITY TO ACQUIRE THIS IMPOSING DETACHED GEORGIAN GRADE II LISTED DWELLING, STANDING WITHIN APPROXIMATELY 0.6 ACRES OF BEAUTIFUL GROUNDS, BOASTING WONDERFUL HISTORIC FEATURES THROUGHOUT, A DOUBLE GARAGE AND TWO BEDROOM ANNEX. IT IS SITUATED IN THE HIGHLY SOUGHT AFTER AREA OF OLD BURSLEDON ON THE BANKS OF THE RIVER HAMBLE WITH GLORIOUS COUNTRYSIDE VIEWS FROM THE FIRST FLOOR. VIEWING RECOMMENDED. NO FORWARD CHAIN.

£1,470,000 Freehold




Approximate total area⁽¹⁾

1747.2 ft²
162.32 m²

Reduced headroom

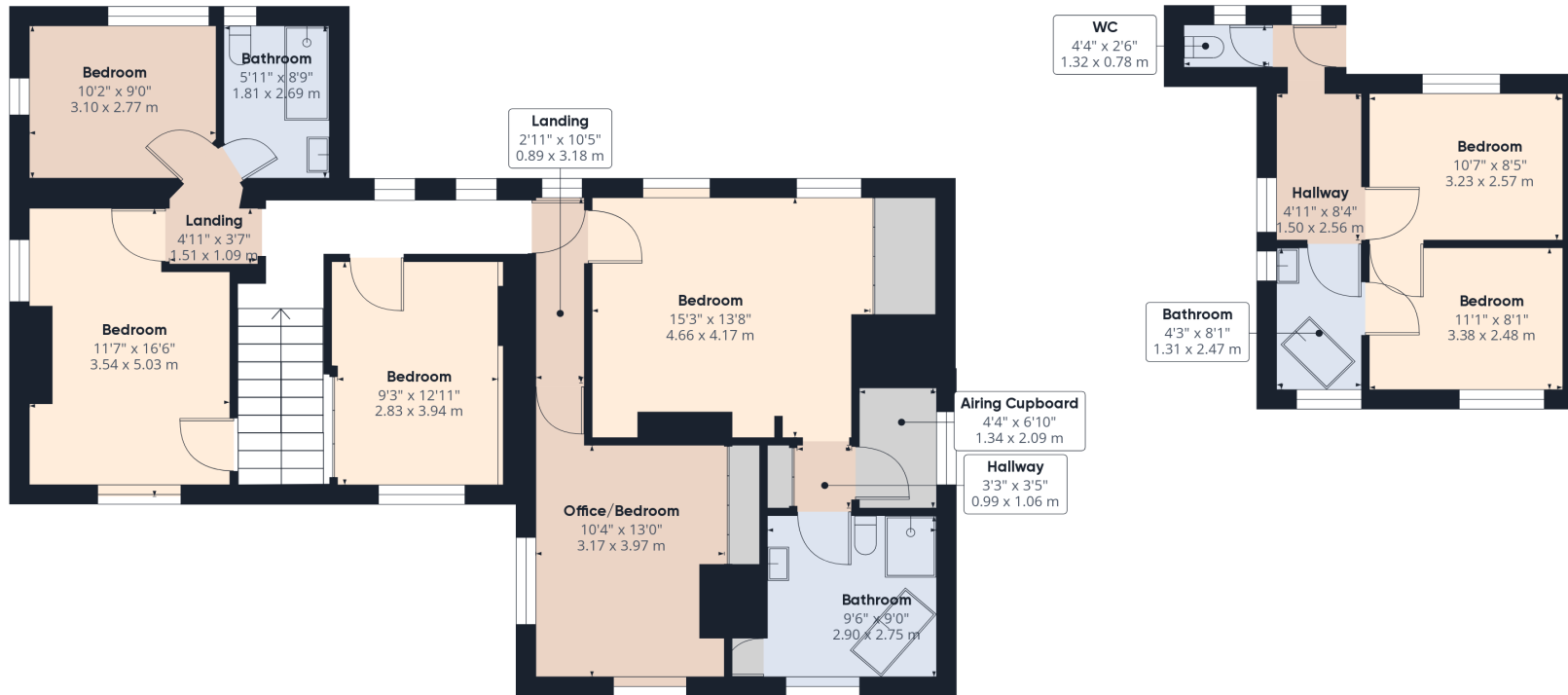
12.97 ft²
1.21 m²

(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.

GIRAFFE360



Approximate total area⁽¹⁾

1298.29 ft²

120.61 m²

(1) Excluding balconies and terraces

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GIRAFFE360



Originally built in the 18th century, this elegant dwelling has countless endearing and attractive qualities, typical of its lavish era. These include open feature fireplaces to the living and dining room, high ceilings, Georgian wooden casement & sash windows, with secondary glazing internally to the majority of the windows, and wall mounted butlers bells upon entering the food preparation & dining area.

One of the most attractive features is the incredible reception entrance hall. As you enter you immediately notice extensive exposed beams and the wooden flooring, which leads to staircase and principal ground floor rooms.

The carriageway drive sweeps alongside the front elevation and further leads to a sizable parking area, double garage and space for a boat.

The grounds are approximately just over 0.6 acres and are beautifully kept with a quaint patio area from the living room, extensive lawn and beautiful established trees which neighbours a large field, currently used for grazing cattle.

The front elevation is a fine example of the Bursledon brick work, to other elevations there is red hanging clay tile to the exterior. The majority of the roof is of red clay tile and the property has been modernised with gas fired central heating.

The property was Grade II listed on the 14th February 1983 by Historic England. Source ID 1111972 Legacy System number: 354914



The Local Area Of Old Bursledon

The conservation area of Old Bursledon is a village, on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Often referred to as the sheltered haven, Old Bursledon is perfectly suited for yachts and motorboats alike. It is one of the River Hamble's best-kept secrets. The neighbouring Elephant boatyard offers sheltered pontoon births, shore facilities, water, and electricity. The yard is situated on the site where HMS Elephant was built in 1786, Nelson's flagship during the Battle of Copenhagen in 1801. It has been a working boatyard ever since.

Swanwick marina is within walking distance and can accommodate over 300 berths, some for boats over 18m. They also offer a dry stack service and, you can also dry berth yachts up to 13m. Also only a short distance from Ladymead, there is a public slipway and numerous chandleries. Local yacht clubs include the Royal Southern Yacht Club in Hamble and Warsash sailing club.

The neighbouring villages include Swanwick, Hamble-le-Rice, Netley, and Sarisbury Green. Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. Close to Swanwick Marina, you'll find a number of pubs and restaurants to try, but if you'd like to stretch your legs a little more you can take a stroll out to the waterside villages that punctuate 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 beautiful local church in Old Bursledon can trace its history back to the last half of the twelfth century, and today offers regular Christian services.

For those who like to shop, there are nearby supermarkets in Bursledon and Hedge end. Just over two miles away is Whiteley Shopping Centre offering an eclectic mix of restaurants and high street shops that stay open late on most days. Further afield, Southampton City Centre offers a wealth of shops, as well as restaurants, cinemas, and nightlife.

There are nearby A/M27 links to neighbouring cities, which include Portsmouth, Southampton, Winchester, and Chichester. Bursledon train station is within walking distance, which has direct links to Southampton and Portsmouth. There is a direct link to London from Southampton Airport Parkway, Eastleigh with an approximate commute time of 1 hour 20 minutes.

Local schools include Bursledon C of E, Hamble Secondary school, and Westfield Park independent, coeducational, day and boarding school for boys and girls aged 3 years to 13 years.



Upon entering the property, you are greeted by an imposing and spacious entrance hall which truly sets the tone for the residence ahead; a notable feature being the attractive, exposed, wooden beams. Offering windows to the front and rear aspects, stairs rising to the first floor accommodation, with attractive wooden panelling, and doors to principal rooms.

The triple aspect **living room**, is a delightful and well-proportioned room with windows to three elevations and French doors opening onto the patio. A feature brick fireplace and exposed ceiling beams help to create a cosy atmosphere, making this the ideal space ideal for relaxation.



The formal dining area boasts triple aspect windows, fittings for traditional style chandeliers and a beautiful feature fireplace. This impressive room is of generous proportions, has a serving hatch from the kitchen/breakfast room and is perfect for refined dining and entertaining.

The kitchen/breakfast room comprises of a range of matching base and wall mounted units with work surface over. A butler sink sits beneath the rear elevation window providing views over the rear garden. A walk-in **pantry** offers a wealth of storage. There is space for a Rangemaster oven with an extractor hood over and appliance space for an American style fridge freezer.

The utility room comprises of matching wall and floor mounted units with a roll top work surface over. There is under counter appliance space, a stainless steel sink and drainer beneath the window overlooking the rear garden and space to de-boot and hang your outdoor attire.

The additional entrance to the house has a beautiful hallway with attractive wood panelling to the walls, window to the front elevation and doors to the kitchen/breakfast room, utility room and storage room.

The storage room houses a Vaillant boiler for the gas fired central heating and hot water supply. There is a handy workbench, shelving and window overlooking the rear garden.





The first-floor accommodation comprises of five bedrooms, a family bathroom and an en-suite.

The master bedroom is of large proportions and has two windows providing views over the rear garden and neighbouring green spaces. Fitted wardrobes and shelving offer convenient storage space. A walk-in airing cupboard houses the hot water tank and there is a walkway leading to the:

En-suite The four-piece modern suite comprises of a corner bath, shower cubicle, low level WC, vanity unit with inset wash hand basin and a range of toiletry cupboards beneath.

Bedroom two offers windows to the front and side elevation, recess within the chimney breast and a build in storage cupboard.

Bedroom three is a well-proportioned room with windows to the front elevation and a fitted wardrobe. This room is currently used as a study and has a door which also leads to the master en-suite bathroom.



Bedroom four is currently configured as a twin room with a window overlooking the front of the property. This room benefits from a double built-in cupboard.

Bedroom five has a window to the side and rear elevation which provides lovely views towards the main garden area and neighbouring fields.

These bedrooms share a **shower room**, which comprises of a large walk-in shower cubicle, pedestal wash hand basin, a low-level WC and a rear elevation window with views towards the neighbouring field.

The annex is located above the double garage and boasts two bedrooms, a bathroom, separate WC and ladder access from bedroom one to large second floor storage room.

Bedroom one is a double room with a rear elevation window which has glorious views of the neighbouring field. Bedroom two is a double room with a window overlooking the property frontage.

The bathroom comprises of a front and side elevation window, a corner bath with a shower over and vanity unit which has an inset wash hand basin and toiletry cupboards.

The heating is electric.

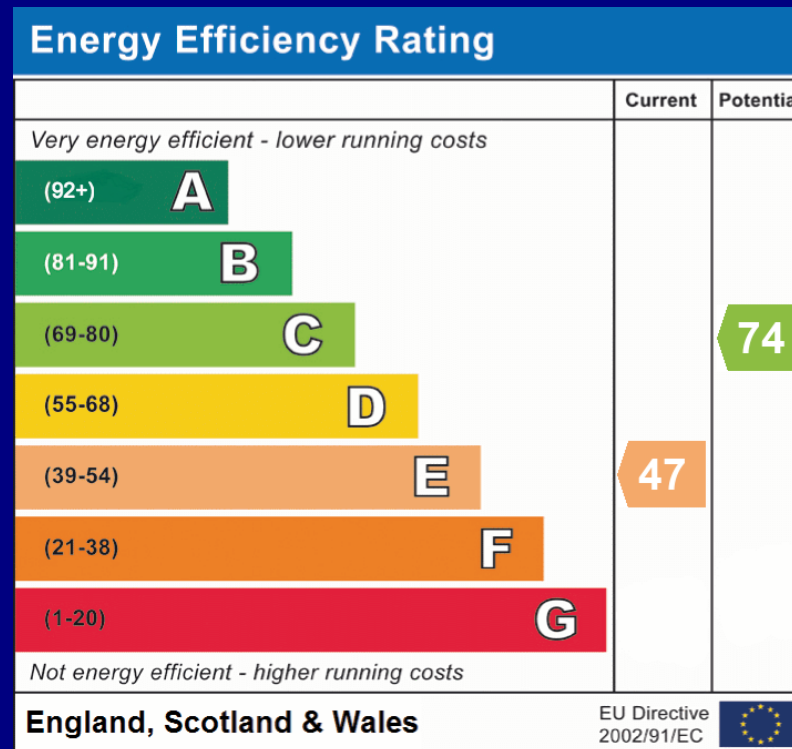


OUTSIDE

The property is approached via a carriage driveway, providing off-road parking for multiple vehicles. There is a double garage with up and over doors, power and lighting.

The garden extends largely to the side of the property edged with established hedgerow and mainly laid to lawn. The garden contains a number of mature trees and shrubs. A flagstone patio may be accessed directly from the drawing room or the garden and offers a beautiful setting for outdoor entertaining and al fresco dining. The dwelling further boasts a **timber workshop 17'7 (5.37m) X 11.5 (3.49m)** which has electricity and lighting.





COUNCIL TAX BAND: G - Eastleigh Borough Council

UTILITIES: Mains gas, electric, water and drainage.

ADDITIONAL INFORMATION: Included with the property purchase is the opportunity own a part share of the adjacent Millennium Field (further details available upon request).

Purchase of shares in the above (Millennium Field Co Ltd) is at a nominal fee and there is a current annual service charge of £50.

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



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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.