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**BATCHELOR GREEN
BURSLEDON
SOUTHAMPTON
SO31 8FJ**



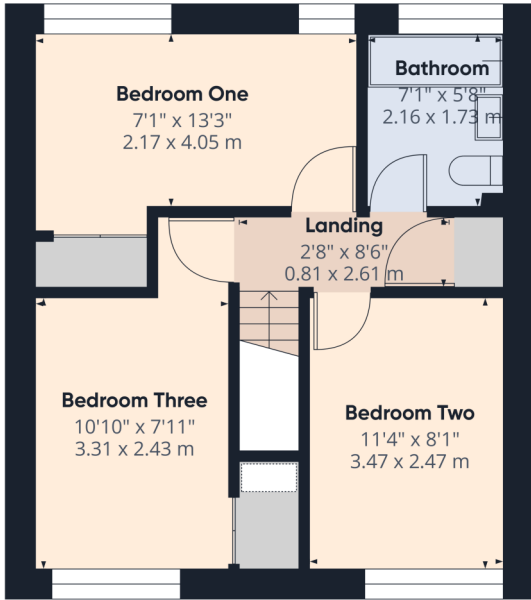
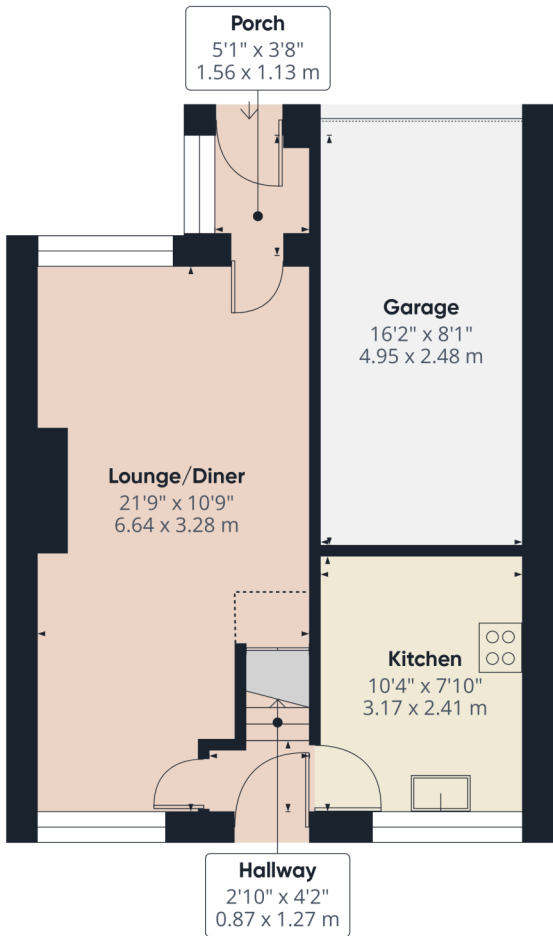
QUIETLY SITUATED THREE BEDROOM END OF TERRACE PROPERTY, WITH A WOODLAND OUTLOOK, GARDENS, DRIVEWAY AND GARAGE. THE DWELLING IS CONVENIENTLY LOCATED FOR LOWFORD VILLAGE AND VARIOUS LOCAL AMENITIES. NO FORWARD CHAIN.

£280,000 Freehold

This three bedroom, end of terrace property is situated in the popular residential location of Bursledon and was built in approximately 1973 of built of brick elevations, under a pitched tiled roof. The dwelling offers scope for improvement and is ideally situated for families with green spaces on your doorstep and play parks nearby. The property boasts a picturesque woodland outlook from the front aspect. Just a short stroll from the house, you will find Lowford Village, which offers a number of local amenities including a convenience store, takeaways, café, community centre and a library. Bursledon Infant and Junior schools are approximately half a mile away on foot. The area boasts picturesque woodland walks into Old Bursledon where you will find well regarded public houses such as The Fox & Hounds and The Jolly Sailor.

The ground floor comprises a porch, lounge diner, kitchen and a hallway. On the first floor are three double bedrooms and a bathroom. Outside, the dwelling boasts gardens front and rear, with a driveway and integral garage accessed from the rear of the property. The dwelling benefits from gas fired central heating.

Don't miss out on the opportunity to make this lovely house your new home. Call us today to arrange a viewing.



Approximate total area⁽¹⁾

840 ft²

77.9 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 and The Hamble School for 11-16 year olds.

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 into the lounge/diner and kitchen, and stairs rising to the first floor. The well-proportioned lounge/diner is a light and airy space, perfect for relaxing, with windows to the front and rear elevations offering views over the gardens. There is a useful understairs cupboard and a door into the rear porch area, which offers access into the rear garden.

The kitchen comprises a range of matching wall and floor mounted units with a worksurface over. There is an electric double oven and electric hob, space and plumbing for a washing machine and space for a fridge/freezer. A front elevation window provides delightful views over the garden and woodland beyond.



First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms, a linen cupboard and a loft hatch. Bedroom one is a well-proportioned double room with two rear elevation windows. There are fitted mirror fronted wardrobes and fitted drawers including a dressing table. Bedroom two is a further double room with a fitted cupboard and shelving. There is a front elevation window offering views towards the woodland beyond. Bedroom three is another double room with a front elevation window, fitted cupboard and shelving. The bathroom comprises a panel enclosed bath with a shower over, wash hand basin and a low-level WC.

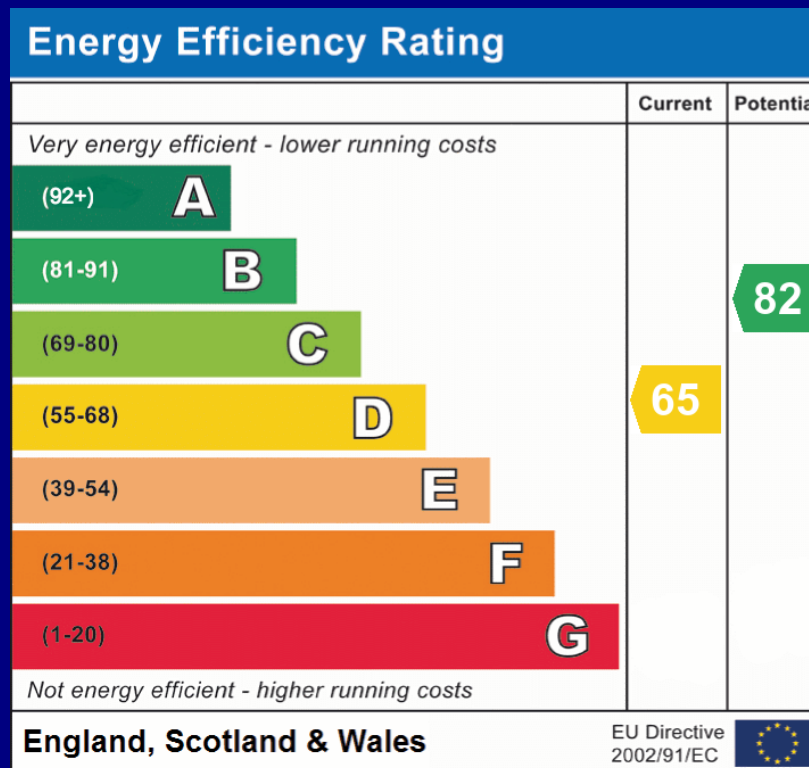


Outside

The front of the property is approached by a footpath leading to the entrance door under a canopied porch. The front garden is laid to lawn with a wooden picket fence and a number of established plants and shrubs. A pedestrian gate allows access into the rear garden.

The rear garden is enclosed by timber fencing with double gates opening to reveal the driveway, offering off road parking and leading to the garage, with an up and over door. The rear garden is laid to lawn with a slate shingle border containing a mixture of plants and shrubs.





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

UTILITIES: Mains gas, electricity, water and drainage.

RENTCHARGE: £10 per annum payable to Tonrin Group (Properties) Ltd.

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.