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## PORTSMOUTH ROAD, BURSLEDON, SOUTHAMPTON, SO31 8EQ



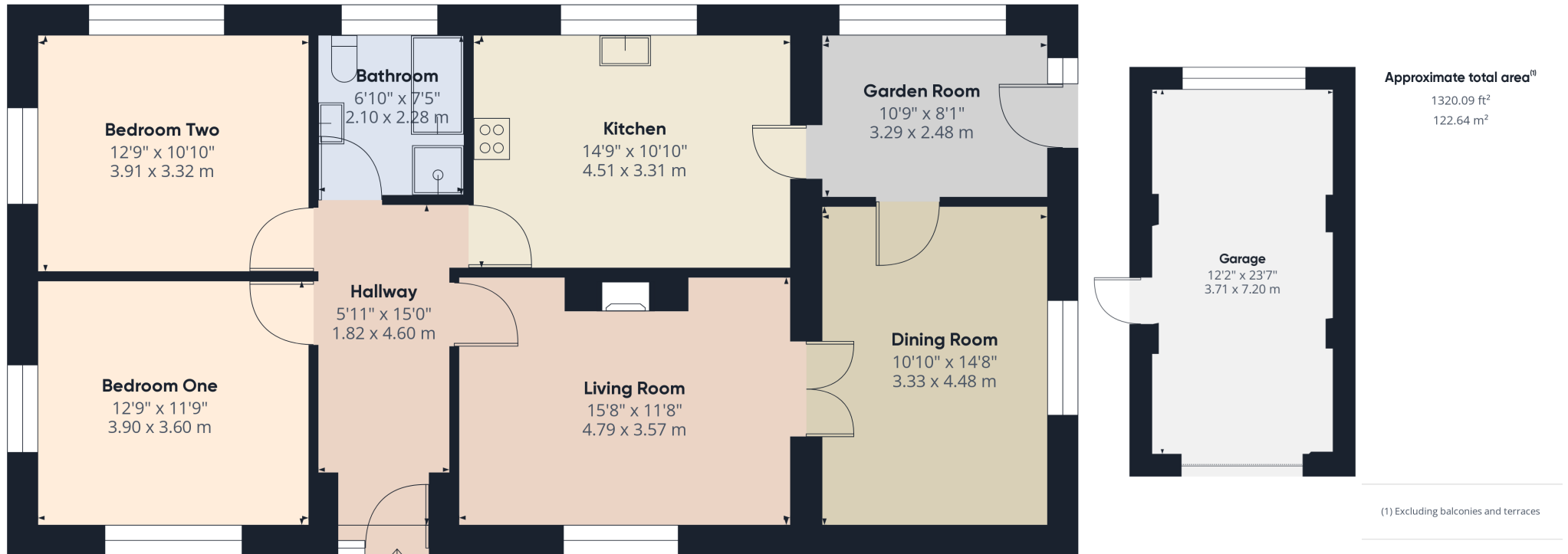
**EXCITING OPPORTUNITY TO ACQUIRE THIS VERSATILE, TWO BEDROOM DETACHED BUNGALOW WITH A DRIVEWAY, CARPORT AND GARAGE BOASTING VERSATILE LIVING ACCOMMODATION IN THE HEART OF THE LOCAL VILLAGE; IDEAL FOR THOSE SEEKING CONVENIENCE AND NEARBY TRANSPORT LINKS. NO FORWARD CHAIN.**

**Guide Price £475,000 to £500,000 Freehold**

Manns & Manns are thrilled to market this beautiful two-bedroom detached bungalow situated in a highly popular residential location. The property is neutrally decorated throughout and benefits from gas fired heating and double glazing. The spacious and versatile living accommodation may be configured to suit a variety of needs and currently comprises of a hallway, living room, kitchen, dining room, garden room, two bedrooms and a bathroom. Outside, the dwelling benefits from a driveway, carport, garage and a rear garden.

The location of this property is a true highlight. It is well-connected with excellent transport links to the A/M27. For families, the proximity to local schools, parks, green spaces and the River Hamble is an added advantage. The dwelling is situated conveniently for Lowford Village amenities, which include a community centre, library, café, convenience store, public house and takeaways.

In our opinion this bungalow represents the perfect blend of both comfort and convenience. Call us today to arrange a viewing.



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

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 and The Hamble Secondary School.

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 hang your coats. There are doors to principal rooms.

The well-proportioned living room provides a lovely space to relax and unwind. A recess within the chimney breast offers space for a gas fire enhancing the cosy ambience. A front elevation window looks onto the driveway.

Double doors open into the dining room, which is a good-sized and versatile space that could be for a number of purposes depending on your requirements. The room benefits from a side elevation window and a door opening into the garden room.

The garden room boasts an abundance of natural light with a large window providing views over the rear garden.

Again, this is another versatile space that offers numerous living options. There is a door opening out to the rear garden.

The spacious kitchen will prove popular with culinary enthusiasts and comprises of a comprehensive range of matching wall and floor mounted units with a square edge work surface over. A 1½ bowl sink and drainer sit beneath a rear elevation window offering views over the garden. There is a built-in electric oven, four ring gas hob with an extractor hood over, an integrated fridge freezer and appliance space for a washing machine and tumble dryer. A cupboard houses a Worcester boiler. The kitchen further benefits from the added convenience of a breakfast bar.











Bedroom one is a well-proportioned double room with windows to the front and side elevations. This light and airy room benefits from fitted furniture, including numerous wardrobes, drawers and overhead lockers. Bedroom two is another spacious double room with windows to the rear and side aspects offering views of the garden. The bathroom is fully tiled and the four-piece suite comprises of a corner bath, separate shower cubicle, wash hand basin with a vanity unit beneath and a low-level WC.



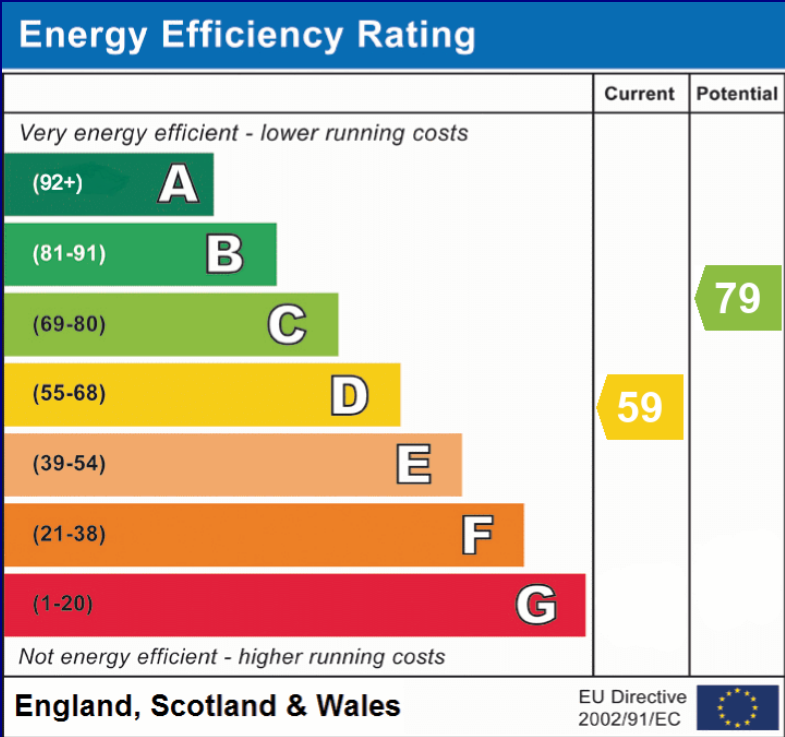




### Outside

The property is approached by a block paved driveway leading to a detached garage with an up and over door. The driveway provides off-road parking for multiple vehicles and is partly covered by a carport. Steps from the driveway lead to the entrance door. There is access into the rear garden via pedestrian gates to either side of the dwelling.

The split level rear garden is largely laid to lawn with decorative borders containing an array of established plants and shrubs. The rear garden also benefits from a greenhouse. A patio area, adjacent to the dwelling provides a lovely spot for al fresco dining.



**COUNCIL TAX BAND: E - Eastleigh Borough Council.**  
**UTILITIES: Mains gas, electricity, water and drainage.**  
**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.