

**OAK LODGE, BRIDGE ROAD, BURSLEDON  
HAMPSHIRE, SO31 8AL**

**NEW HOME**



**Fabulous opportunity to purchase this wonderful new five bedroom detached home, offering the discerning purchaser (s) a delightful blend of elegance, functionality, and comfort in a sought-after location nearby to local marinas and the famously picturesque River Hamble. Viewing recommended and strictly by appointment only.**

**£850,000 FREEHOLD**

Please note this image is AI generated and only to be used as a guide. The final finish to the exterior may be subject to change.



## 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.

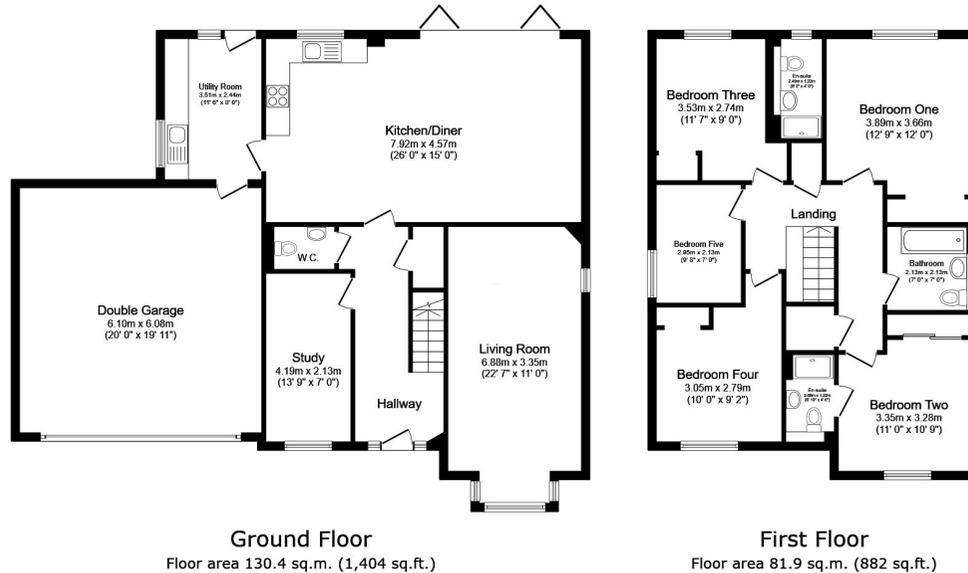
The local church, St Leonard's in Old Bursledon traces its history back to the twelfth century. Local schools include Bursledon Infant and Junior Schools, The Hamble Secondary School and West Hill Park Independent day and boarding school for boys and girls aged 3 to 13 years.

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.

## Introduction

This incredible dwelling is offered by Hartly Ltd who combine sought after locations, traditional skills and contemporary designs to create generous, comfortable homes to be proud of.

Situated in a charming area of Bursledon with excellent transport links, local amenities, and a strong community spirit, this superb new build detached property is now available for sale. The property has an attractive design and is within close proximity to the River Hamble and famous sailing facilities, ideal for the discerning purchasers seeking a vibrant living environment.



Total floor area: 212.3 sq.m. (2,286 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Specification

- ◆ Detached.
- ◆ Five bedrooms.
- ◆ En-suite shower rooms to bedrooms one & two. Family bathroom fitted with Porcelanosa sanitaryware.
- ◆ Brick paved driveway with ample parking for several vehicles and double garage.
- ◆ Samsung air-source heating system with pressurised hot water tank.
- ◆ Underfloor heating with wall mounted thermostat controls to the ground floor and bathrooms. Radiators to the first floor.
- ◆ Hardwired smoke alarms.
- ◆ Built in 'Bosch' appliances which include a full size integrated fridge and freezer, induction hob with extractor above, electric oven and grill & integrated dishwasher.
- ◆ 'Caple' wine cooler to the kitchen island.
- ◆ Ceramic tiled floor to the Kitchen/Diner.
- ◆ Delightful laid to lawn garden to the rear with patio area.
- ◆ Triple glazed windows.
- ◆ Carpets included from the Carpet Zone Apollo range.

## General information

- ◆ Warranty: Q Assure Build Ltd
- ◆ Council tax band: TBC
- ◆ Maintenance charge for common areas: Approximately £40-£50pcm.
- ◆ Management company: Oak Lodge (Bursledon) Management Ltd
- ◆ Mains electric, water and drainage. No gas.
- ◆ Constructed traditionally from brick and block elevations with cladded features and a concrete tiled roof.

## **Accommodation**

To the ground floor, is an open-plan kitchen/diner which will be hugely popular with culinary enthusiasts. There is a generous area for dining and a fully equipped kitchen with top-of-the-line Bosch appliances, an island, wine cooler and Quartz countertops. Visofold bifold doors in the dining area allow access to the exterior and offer a seamless transition from indoor to outdoor living. A door leads to the utility room with space and plumbing for a washing machine, appliance space, and two further doors leading into the double garage and the rear garden.



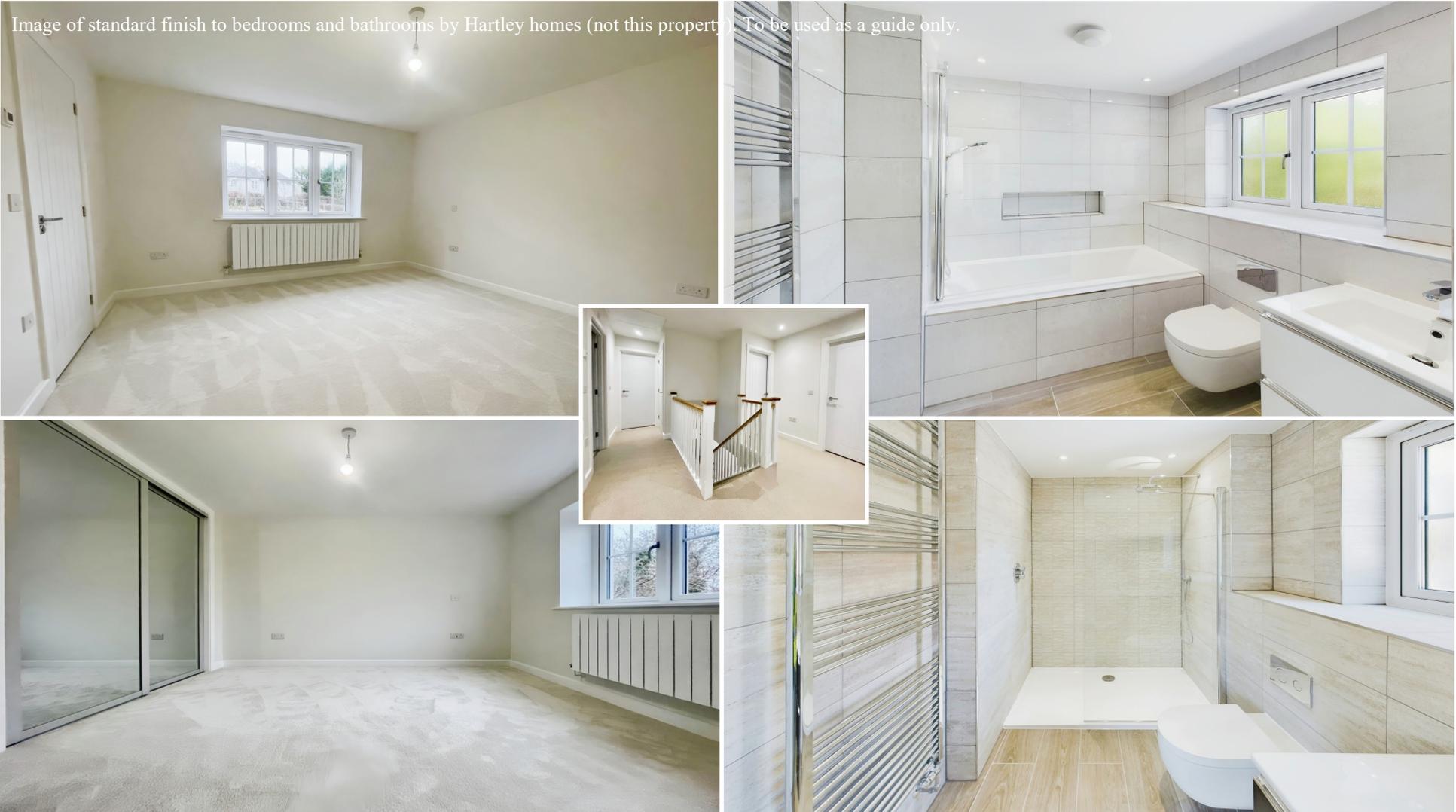
Image of the standard finish by Hartly Homes. To be used as a guide only.



The living room is located towards the front elevation with windows to the front and side aspects. There is a fireplace which has been built should a purchaser wish to add a log burning stove. (Please note a log burner is not included in the sale price). This wonderful room has an abundance of light during daytime hours but is equally ideal for those cosy evenings. A well-proportioned study, with a window to the front aspect, and a cloakroom, complete the ground floor accommodation.

## **First Floor**

The internal accommodation boasts five bedrooms, including a spacious master bedroom with en-suite shower room, built-in wardrobe and ample natural light. Bedroom two offers a generous space, built-in wardrobe, and en-suite. Three further bedrooms lead from the lovely landing space. The main bathroom is fully tiled to the walls, bath and floor, has a handheld shower with glazed screen to the bath area, WC with concealed cistern and a vanity unit with wash basin and toiletry cupboard. The two modern en-suites feature luxurious amenities such as fully tiled shower cubicles, chromium heated towel rails, vanity units and are finished with stylish Porcelanosa tiles, ensuring comfort and convenience.





### **Outside**

The property includes a double garage with an access door from the utility room, a roller garage door to the front, electric and lighting. There is private brick paved driveway with ample parking for several vehicles and a pleasant garden which has an area of lawn and paved patio area adjacent to the kitchen, ideal for entertaining.

Hartly Ltd are members of



**ACTING AGENT**



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