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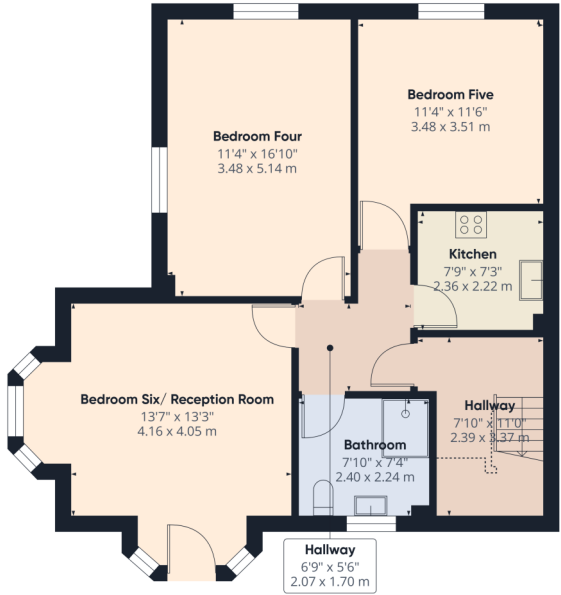


SCHOOL ROAD, BURSLEDON, SOUTHAMPTON, SO31 8BX

£1,950,000 FREEHOLD

IMPRESSIVE AND ELEGANT SIX-BEDROOM FORMER LODGE, NESTLED IN THE SOUGHT-AFTER CONSERVATION AREA OF OLD BURSLEDON WITH PANORAMIC VIEWS OF THE NEIGHBOURING COUNTRYSIDE AND THE RIVER HAMBLE BEYOND WITH FABULOUS SWEEPING DRIVEWAY, EXTENSIVE LANDSCAPED GARDENS, TWO DOUBLE GARAGES AND A HEATED SWIMMING POOL. VIEWING HIGHLY RECOMMENDED.

This elegant and individually designed grade II listed former lodge occupies a sizeable plot of approximately 1.8 acres and, is nestled in the picturesque conversation area of Old Bursledon with panoramic countryside views. The current owners have sympathetically transformed and modernised this delightful residence into a haven of elegance and comfort. Neutrally decorated throughout, the dwelling boasts ample spaces to relax and entertain. The main living accommodation is arranged over one floor and comprises a living room, kitchen breakfast room, dining room, study, three bedrooms, with an en-suite to the principal bedroom, a bathroom and cloakroom. Stairs lead down to the lower ground floor which hosts three further bedrooms, a kitchen and bathroom. This floor would be ideally suited to house visiting guests, teenagers or a relative looking for their own space/annex. Externally, the property boasts beautifully maintained grounds, with a spacious terrace, driveway, two double garages and a heated swimming pool.



Approximate total area^m

2657 ft²
246.7 m²

Balconies and terraces

610 ft²
56.7 m²

Reduced headroom

33 ft²
3.1 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 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 the property, 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.



Main Accommodation

The property welcomes you into the entry offering space to de-boot prior to stepping into the main living accommodation.

The fabulous living room is well-proportioned and bathed in natural light, with Georgian style wooden windows to three aspects. This room offers ample space for both entertaining and relaxing. Double doors open out to a small courtyard, and there is a door into the guest cloakroom, which is tiled with an obscured window and comprises a concealed cistern WC and vanity wash handbasin.



The kitchen breakfast room will prove popular with culinary enthusiasts and comprises a range of matching wall and base units with a worksurface over. The fitted kitchen is modern and functional in design, yet sympathetic to the age of the property. There is an electric double oven and five-burner gas hob with an extractor hood above. The kitchen benefits from two Georgian style wooden windows, one with a butler sink and engraved drainers beneath. Double doors lead to the decking, which is enclosed by an attractive wooden balustrade. From this elevated position you are treated to spectacular, far-reaching views of the surrounding countryside and grounds. This decking area offers a lovely extension of the living space and is ideal for outdoor entertaining and al fresco dining with steps which descend to the gardens.



The dining room is accessed from the kitchen and boasts a bay wooden window to one aspect and a further side elevation wooden window, both of which provide views of the gardens. There is a side access door to the outside and a door which leads into the study.

The study is versatile space that has wooden windows to two aspects, which could also lend itself to a playroom, library or snug.



Moving through into the inner hallway, there are stairs descending to ground floor bedrooms/living space and doors to the bedrooms and family bathroom. The master bedroom is a sanctuary for relaxation. To the side elevation there is a bay wooden window and to the rear there is French doors with a Juliette balcony and panoramic views of the neighbouring countryside. To one side there is fitted wardrobes and a door leads into the contemporary en-suite. The en-suite is fully tiled with an obscured wooden window and heated towel radiator. It comprises a shower, vanity wash hand basin and a concealed cistern WC.



Bedroom two is a spacious double room, filled with natural light courtesy of windows to two aspects. This bedroom benefits from a fitted wardrobe. Bedroom three also boasts windows to two aspects and fitted wardrobes. The modern family bathroom is fully tiled with an obscured window, heated towel radiator and bathroom cabinet. The suite comprises a panel enclosed bath with rainfall effect shower and pencil attachment, vanity wash hand basin and a concealed cistern WC.



Lower Ground Floor

The lower ground floor may be accessed via stairs leading from the main accommodation, but it also offers its own external door. This space would, in our opinion, be perfect for visiting guests offering a degree of independence from the main accommodation.

The hallway provides access into all rooms. The reception room/bedroom six benefits from two bay windows allowing plenty of natural light into the room. One of the windows encompasses a door to the outside.

The kitchen comprises a range of matching black gloss wall and base units with a worksurface over. There is an electric hob with an extractor above and appliance space for an under counter fridge.

Bedroom four is a well-proportioned double room with windows to two aspects. Bedroom five, is a further double room.

The shower room is fully tiled with an obscured window and a heated towel radiator. There is a rainfall effect shower, vanity wash hand basin and a concealed cistern WC.

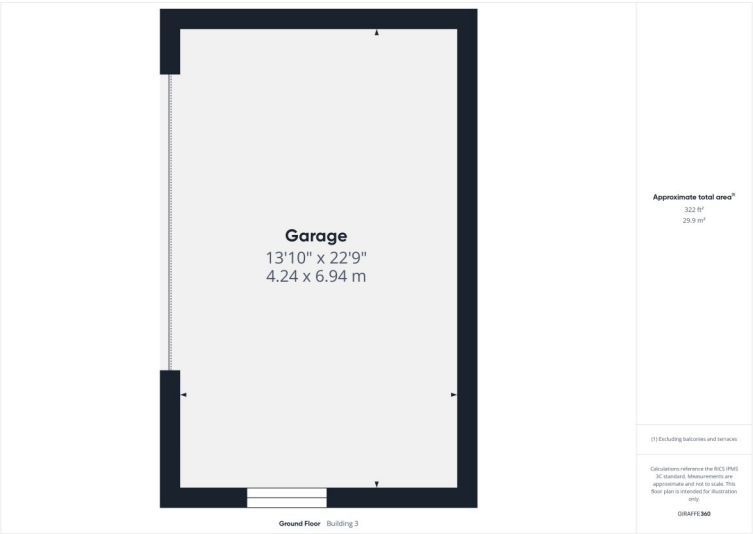


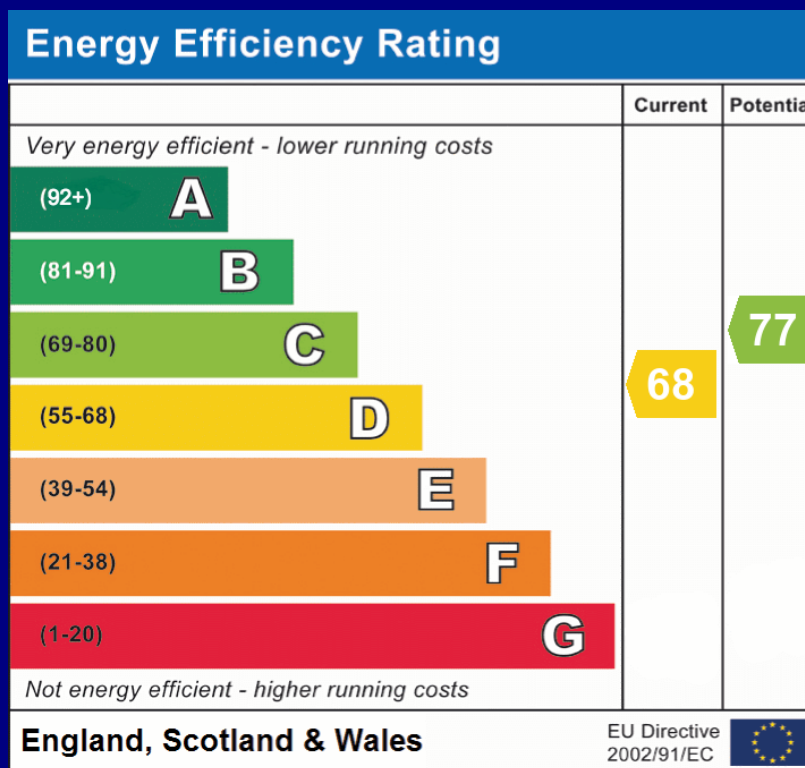
Outside

The property is wall enclosed and approached through double electric gates, opening to reveal a sweeping, block paved driveway providing off road parking for numerous vehicles, which leads to two detached garages, benefitting from electricity, and a store. The overall plot is approximately 1.8 acres.

The gardens are carefully landscaped and largely laid to laid with a variety of mature trees and shrubs. From the garden you are treated to panoramic views of the surrounding countryside. The dwelling benefits from an outdoor swimming pool with a generous seating/barbeque area, perfect for hosting. Adjacent to the pool is a summerhouse that benefits from electricity. This is currently being used as a lovely poolside changing and bar area.







COUNCIL TAX BAND: D - Eastleigh Borough Council. Charges for 2025/26 £ 2,213.27.

UTILITIES: Mains 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



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