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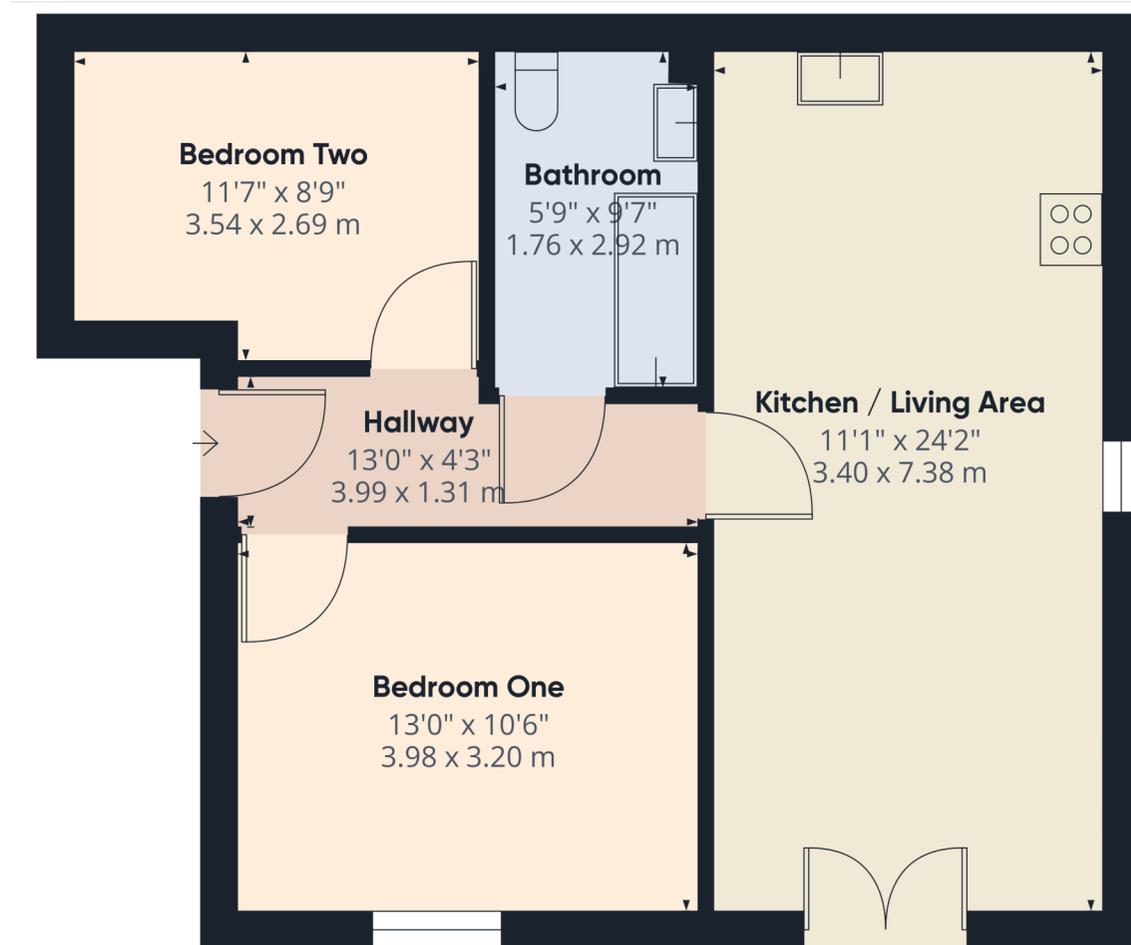
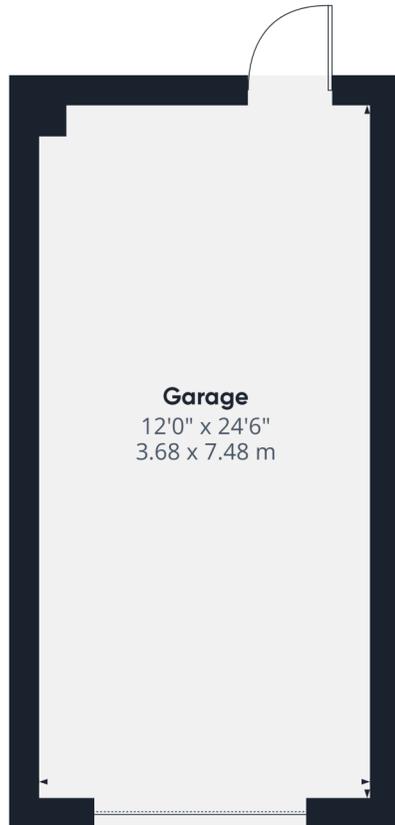
**BEAUTIFULLY PRESENTED, MODERN, TWO BEDROOM COACH HOUSE WITH A GARAGE, DRIVEWAY AND GARDEN,
SITUATED IN THE HIGHLY POPULAR RESIDENTIAL KINGFISHER GRANGE DEVELOPMENT IN BURSLEDON.
VIEWING RECOMMENDED.**

£285,000 Freehold

We are thrilled to market this beautiful two-bedroom coach house, situated in the popular Kingfisher Grange development, constructed in 2018 by the well-regarded builder Taylor Wimpey. The area offers great transport links and for families, the proximity to nearby schools, parks and green spaces is a significant advantage. The property is conveniently located for numerous local amenities including Lowford village and Tesco Bursledon.

Briefly, the property comprises of a hallway, open plan kitchen/living area, two bedrooms and a bathroom. Externally there is a driveway, garage and enclosed rear garden. The property benefits from gas fired heating, double glazing, and solar panels and retains the residue of the original 10-year NHBC guarantee.

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



Approximate total area⁽¹⁾

914.93 ft²

85 m²

(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.

Stairs rise to the entrance door, beyond which you are greeted by the hallway offering space to de-boot and hang your coats. There is a loft access point and doors to all rooms. The open plan kitchen/living area is a light and airy space which is perfect for both entertaining and relaxing. The room boasts a Juliette balcony in the lounge area, with a further window to the side elevation and a Velux window in the kitchen. The contemporary kitchen will prove popular with culinary enthusiasts and comprises of a range of matching wall and floor mounted units with a square edge worksurface over. There is a built under oven with an extractor hood over, an integrated fridge/freezer, dishwasher, and appliance space for a washing machine.



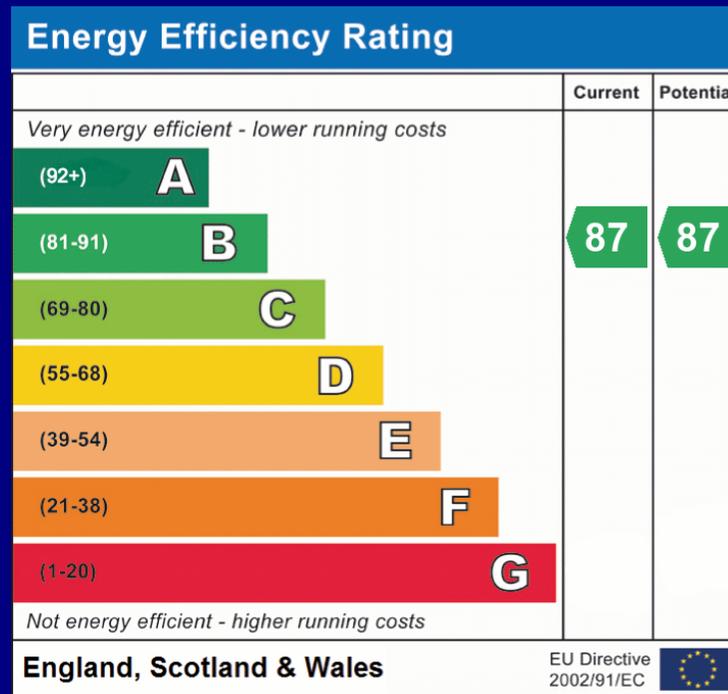




Bedroom one is a well-proportioned double room with a front elevation window. Bedroom two, another double room, offers two Velux windows. The modern bathroom comprises of a panel enclosed bath with a shower over, pedestal wash hand basin, low-level WC and a heated towel radiator. The walls are tiled to principal areas with a tiled floor. The bathroom further benefits from a Velux window.

Externally, there is a block paved driveway leading to a garage with an up and over door, power and lighting. A flagstone footpath leads to the front door. The low maintenance rear garden is accessed directly from the garage and is mainly flagstone paved with pea shingle borders and is enclosed by a combination of walls and timber fencing. This is a lovely spot for outdoor entertaining and al fresco dining.





COUNCIL TAX BAND: B - Eastleigh Borough Council.

UTILITIES: Mains gas, electric, water and drainage.

ESTATE MANAGEMENT CHARGE: Annual fee of £257.22 to GCA Management.

ADDITIONAL INFORMATION: The vendors own the freehold for the coach house, garage, neighbouring garage and entrance.

There is a leasehold for the residue of 999 years from 1st January 2017 for the neighbours garage.

SOLAR PANELS: The solar panels at the property are owned.

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.