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## LIONHEART WAY, BURSLEDON, SOUTHAMPTON, SO31 8GG



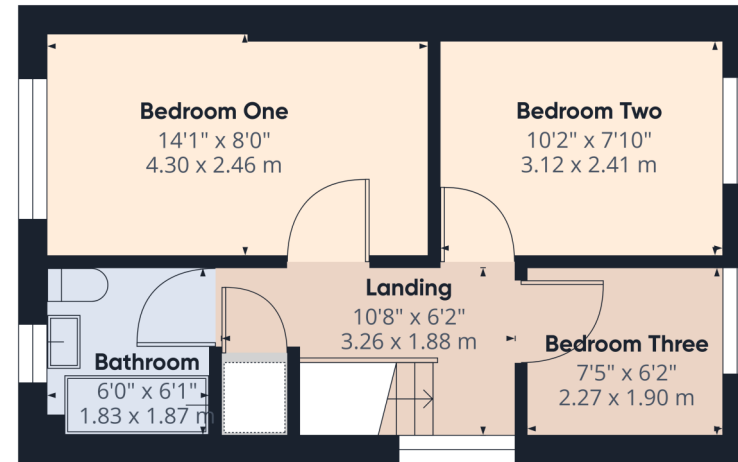
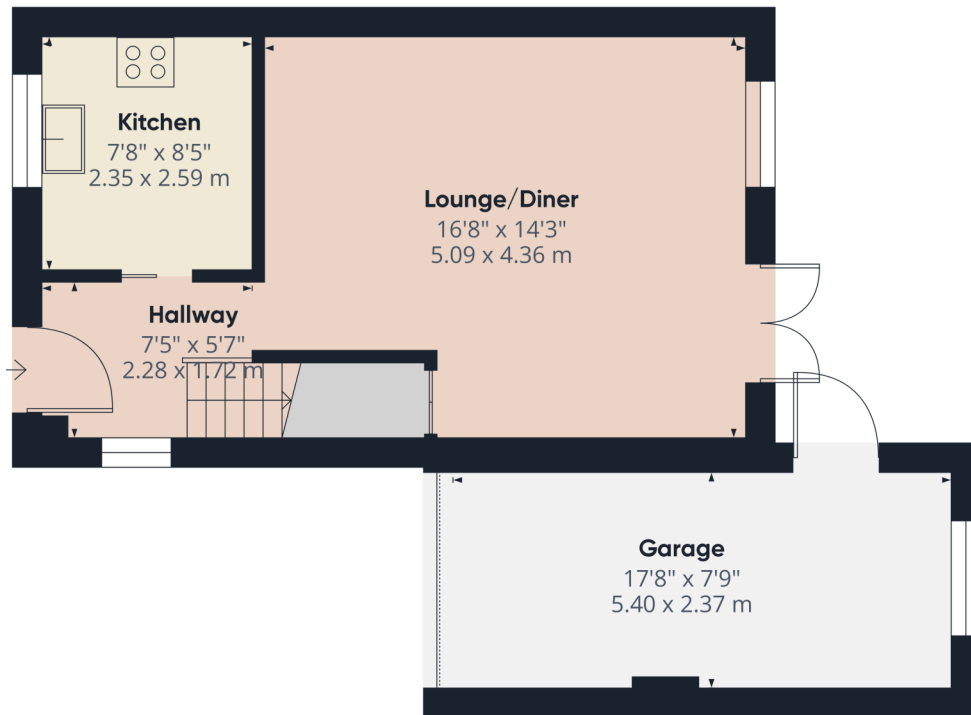
**LOVELY THREE BEDROOM SEMI-DETACHED HOUSE IN THE HIGHLY POPULAR RESIDENTIAL LOCATION OF BURSLEDON GREEN. WITH A DRIVEWAY, GARAGE, ENCLOSED REAR GARDEN AND SITUATED IN CLOSE PROXIMITY TO LOCAL AMENITIES. EARLY VIEWING IS RECOMMENDED.**

**£320,000 Freehold**

This delightful three-bedroom semi-detached property in the popular residential development of Bursledon Green benefits from double glazing and gas fired heating and is ideal for families and couples alike. Situated in an area with excellent transport links, nearby schools, and local amenities, this home offers both convenience and accessibility.

Neutrally decorated throughout, the dwelling briefly comprises of a hallway, lounge/diner and kitchen on the ground floor. To the first floor are three bedrooms and a bathroom. Externally, there is a driveway, garage and an enclosed rear garden.

Don't miss the opportunity to own this lovely property that combines comfort and functionality. Contact us today to schedule a viewing and experience all this home has to offer.



Approximate total area<sup>(1)</sup>  
815.15 ft<sup>2</sup>  
75.73 m<sup>2</sup>

(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.

## 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.



### Ground Floor Accommodation

A composite front door opens into the hallway where there is ample space to de-boot. Parquet flooring flows through into the lounge/diner. There are stairs rising to the first floor, a sliding door to the kitchen and a doorway into the lounge/diner.

The kitchen, to the front elevation, comprises of a range of matching wall and floor mounted units with a rolltop worksurface over. Offering a four-ring gas hob with an extractor hood above, electric oven and a 1½ bowl stainless steel sink and drainer. A UPVC double glazed window overlooks the property frontage. There is space and plumbing for a washing machine, space for a fridge freezer and a cupboard housing the boiler.



The well-proportioned lounge/diner can be found at the rear of the house and spans the width of the property. There is a UPVC double glazed window providing views of the garden and French doors opening onto a paved patio. An understairs cupboard offers a handy storage solution. This room is light and airy and is the perfect place to relax at the end of a busy day.



### First Floor Accommodation

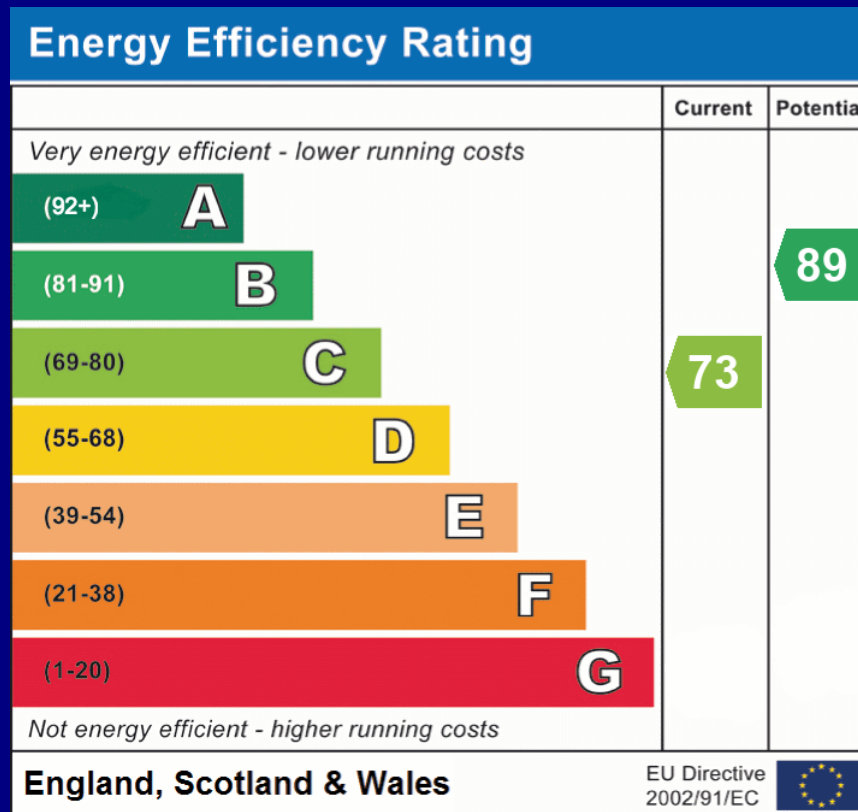
Ascending to the first floor, the landing has doors to all rooms, a storage cupboard and loft access. Bedroom one, to the front elevation, is a good-sized double. Bedrooms two and three have UPVC double glazed windows overlooking the rear garden. The bathroom comprises of a panel enclosed bath with a rainfall effect shower over, pedestal wash hand basin and a low-level WC. There is tiling to principal areas with a mosaic border and a heated towel radiator.



## Outside

The property is approached by a driveway leading to a garage with an electric roller door. There is a further area of herringbone pattern block paving to the front of the house, providing additional off-road parking.

The rear garden is enclosed by timber fencing and is mainly laid to lawn with planted borders containing an array of established shrubs and trees. A patio area, adjacent to the property, with the added benefit of a wooden pergola, provides the ideal spot for outdoor entertaining and al fresco dining.



**COUNCIL TAX BAND: C - Eastleigh Borough Council.**  
**UTILITIES: Mains gas, electric, 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.