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# PEEWIT HILL, BURSLEDON, SOUTHAMPTON, SO31 8BL

**FIVE BEDROOM DETACHED DWELLING IN A POPULAR NO THROUGH ROAD WITH GENEROUS GARDENS TO THE FRONT AND REAR, GATED OFF-ROAD PARKING FOR MULTIPLE VEHICLES AND AN INDOOR SWIMMING POOL. THE DWELLING PRESENTS THE OPPORTUNITY FOR ANY DISCERNING PURCHASER TO FURTHER IMPROVE AND COMPLETE THE PLANNED RENOVATIONS AND EXTENSIONS.**

£675,000 Freehold

Presenting a spacious detached property offering an impressively versatile layout in the highly requested residential location of Bursledon. The dwelling occupies a generous plot and offers the discerning purchaser a wealth of opportunity to further develop the already ample living space and truly make this a house to behold.

**Please note: The property does require further improvement and completion of the renovations/extensions that have been carried out to date. The rear garden is in need of significant work. Planning has been acquired by the current owners and you can read further details by visiting www.eastleigh.gov.uk. The planning reference number is: H/22/92397.**

The location of the property is particularly attractive, especially for commuters, with vehicular access to the nearby M27 linking the cities of Southampton and Portsmouth.

Arranged over two floors, the ground floor comprises of a hallway, living room, sunroom, kitchen/diner, two bedrooms, a family bathroom, games room, utility room (semi constructed) and a gym (semi constructed). The first floor offers three bedrooms and a cloakroom. Externally, there is a driveway and gardens to the front and rear. The rear gardens house a pool room, complete with swimming pool.

## 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, The Hamble Secondary School and West Hill Park Independent day and boarding school for boys and girls aged 3 to 13 years.

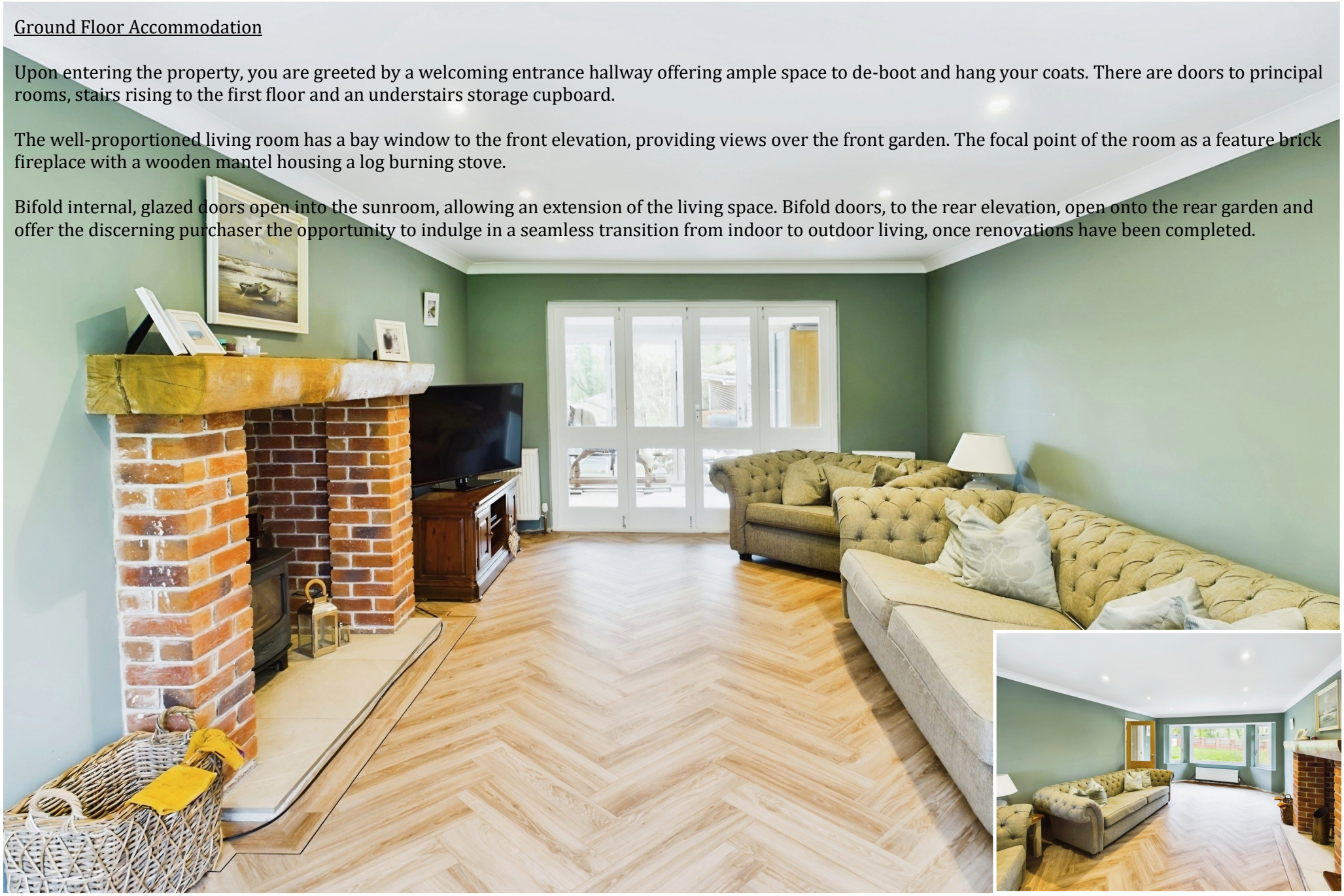
The area has excellent transport links via a train station, and the M27 motorway that links the neighbouring cities of Southampton, Portsmouth, and Winchester. Nearby Southampton Airport Parkway train station it is an approximately a 1 hour 20 minutes ride to London Waterloo.

Ground Floor Accommodation

Upon entering the property, you are greeted by a welcoming entrance hallway offering ample space to de-boot and hang your coats. There are doors to principal rooms, stairs rising to the first floor and an understairs storage cupboard.

The well-proportioned living room has a bay window to the front elevation, providing views over the front garden. The focal point of the room as a feature brick fireplace with a wooden mantel housing a log burning stove.

Bifold internal, glazed doors open into the sunroom, allowing an extension of the living space. Bifold doors, to the rear elevation, open onto the rear garden and offer the discerning purchaser the opportunity to indulge in a seamless transition from indoor to outdoor living, once renovations have been completed.



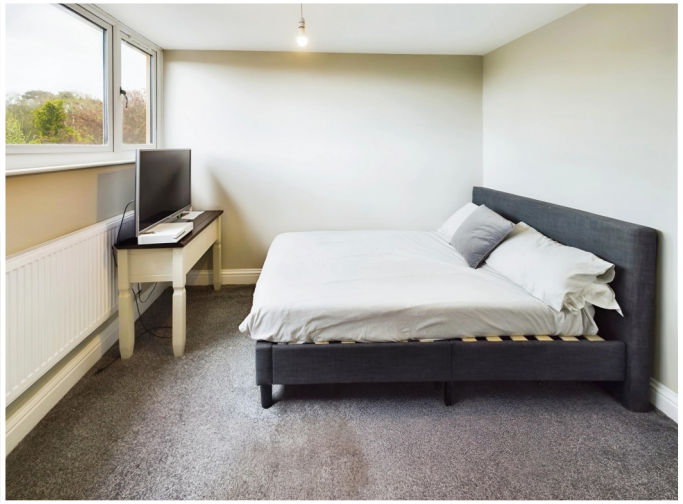
The open plan kitchen/diner is that the rear of the property and boasts a recently fitted kitchen comprising of a range of matching wall and floor mounted gloss units with a square edged worksurface over. Offering an eye level electric double oven, electric hob with an extractor hood over and a matt black sink and drainer. A large window in the dining area allows an abundance of natural light to flood into the room. A further window and half panel glazed door are in the kitchen.

Bedroom two is a well-proportioned double room with a window overlooking the property frontage. Bedroom three, also to the front elevation, has a window overlooking the garden.

The contemporary style family bathroom comprises of a corner bath, fully tiled shower cubicle, low level WC and twin wash handbasins with storage beneath. Additionally, there is a heated towel radiator and a glass fronted bathroom cabinet. This room has an obscured window to the rear elevation.

A laundry room and gym, which are semi-constructed, can be at the rear of the property. These rooms are of generous proportions and will offer new owner versatile spaces to complement modern living once completed.

The garage, at the front of the dwelling,  has plans to be converted into a games room, which will present the ideal space for family gatherings and entertaining.



First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms and a handy storage cupboard.

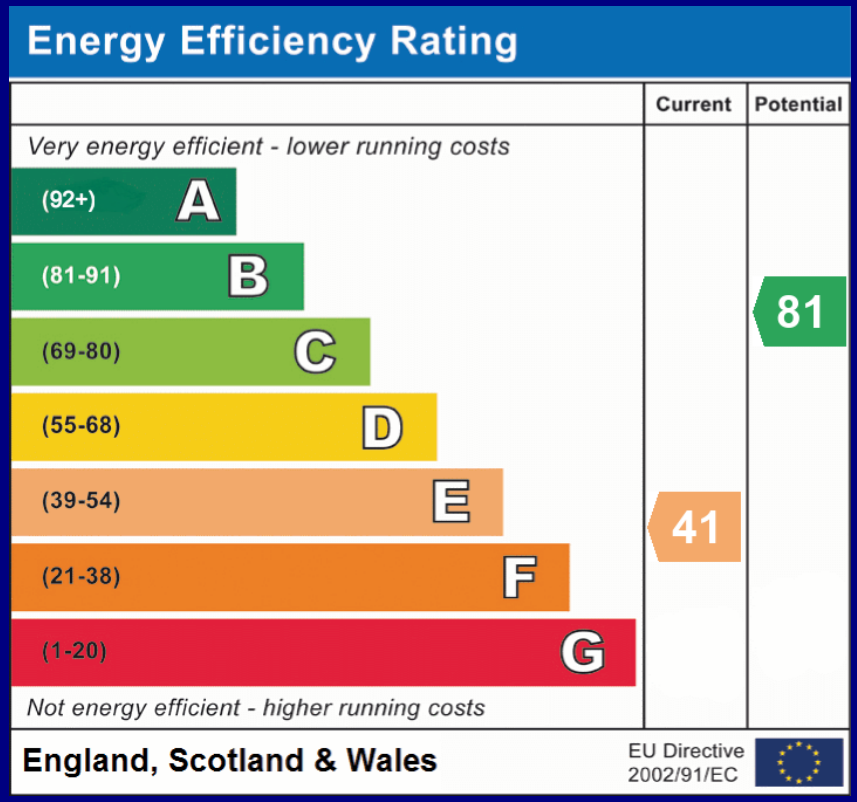
Bedroom one presents a window to the rear elevation and offers storage within the eaves. Bedroom four also benefits from a window to the rear aspect and boasts a built-in wardrobe. Bedroom five offers a window overlooking the property frontage.

The first-floor bedrooms share a contemporary style cloakroom with a low-level WC and a wash hand basin with a vanity unit beneath.

Outside

The property is accessed through double gates leading to a tarmacadam sweeping driveway, providing off-road parking for multiple vehicles. The front garden is largely laid to lawn. The front boundary is enclosed by a wall with insert fence panels. Timber fencing and hedgerow flank the sides of the garden.

The rear garden houses the pool room with swimming pool that has been partly renovated. It is built of brick elevations under a pitched roof with a roof lantern. The garden itself is of  a generous proportion and requires landscaping, removal of debris and significant improvement.




**COUNCIL TAX BAND: F - Eastleigh Borough Council. Charges for 2026/27 £3335.97.**
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