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BRIDGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AH



**ATTRACTIVE & SPACIOUS FIVE BEDROOM DETACHED DWELLING, WITH DOUBLE GARAGE SITUATED IN A HIGHLY POPULAR LOCATION WHICH IS NEARBY TO THE FAMOUS RIVER HAMBLE & LOCAL MARINAS.
VIEWING RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.**

£950,000 Freehold

The Property

This splendid, five bedroom detached property is situated in a private road with only a few neighbours, it is within close proximity to the renowned River Hamble, marinas and numerous local amenities. Constructed of brick elevations under a pitched tiled roof, the dwelling benefits from gas fired heating and double glazing in wooden frames to the majority of the building. This beautifully presented home offers, in our opinion, the perfect blend of style, comfort and convenience. Arranged over two floors, the ground floor accommodation comprises of an impressive open hallway with high vaulted window, large lounge space with feature log burner, modern kitchen/diner and entertaining space, utility room, study and a cloakroom. On the first floor you will find five double bedrooms, two benefitting from en-suites, and a family bathroom. Bedroom one boasts the added convenience of a dressing room. Outside there are landscaped gardens to the front and rear, a driveway and double garage with a storage area/office above.

Don't miss out on the opportunity to experience firsthand all this delightful property has to offer; call us today to arrange a viewing.



Approximate total area⁽¹⁾
2791.53 ft²
259.34 m²

Reduced headroom
92.15 ft²
8.56 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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.

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 School for 11-16 year olds, and West Hill Park Independent day and boarding school for children 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

The property welcomes you into the entrance hallway, which sets the tone for the accommodation ahead. This beautiful light filled space boasts magnificent, glazed panels and a vaulted window to the rear aspect. there are doors to principal rooms, turning stairs to the first floor and French doors opening directly onto the patio. Wooden flooring flows effortlessly into the living room and study.

The well-proportioned living room benefits from windows to three aspects. French doors provide views over the rear garden and open onto the patio. This generously sized room can also accommodate further dining space. The focal point of the room has to be the log burner, which enhances the cosy ambience and makes this the perfect space for relaxing at the end of a busy day.



The modern fitted kitchen will prove popular with culinary enthusiasts and comprises of a comprehensive range of matching wall and floor mounted units with a granite worksurface over. It boasts the added benefit of a kitchen island, perfect for informal dining. Integrated appliances include dual multifunction Siemens electric ovens, a Siemens induction hob with extractor hood, a full size fridge, two under counter Smeg freezers and a Bosch dishwasher. There are extra units to one wall providing additional storage. This space also benefits from a built in walnut table and the addition of a fantastic full length integrated wine fridge. For entertaining, the kitchen includes four integrated ceiling speakers with Bluetooth connectivity.



A door from the kitchen opens into the utility room, which comprises of matching wall and floor mounted units with a worksurface over. There is plumbing and appliance space for a washing machine, space for a tumble dryer and a wall mounted Worcester boiler for the gas fired central heating and domestic hot water supply. A door opens to the rear elevation and onto the patio.

The study is a lovely space with a front elevation window. This is a versatile room which would make a beautiful home office, snug or even a playroom. The ground floor accommodation benefits from the added convenience of a modern cloakroom with a wash hand basin and low-level WC.



First Floor Accommodation

Ascending to the first floor, the galleried landing offers views of the rear garden. There are doors to principal rooms and a loft access point.

Bedroom one, a true sanctuary for relaxation, is a well-proportioned double room with a rear elevation window. An opening leads into the dressing room with a range of fitted wardrobes and units. Bedroom one also boasts modern en-suite complete with a large walk-in shower, wash hand basin and a low-level WC.



Bedroom two is another well-proportioned double room and offers a front elevation window and fitted wardrobes. This bedroom further benefits from an en-suite comprising of a shower cubicle, wash hand basin and a low-level WC. Bedrooms three and four are both good-sized double rooms with fitted wardrobes and rear aspect windows providing views over the garden. Bedroom five is another double room with a front elevation window. The contemporary family bathroom comprises of a p-shaped panel enclosed bath with a shower over, wash hand basin and a WC.



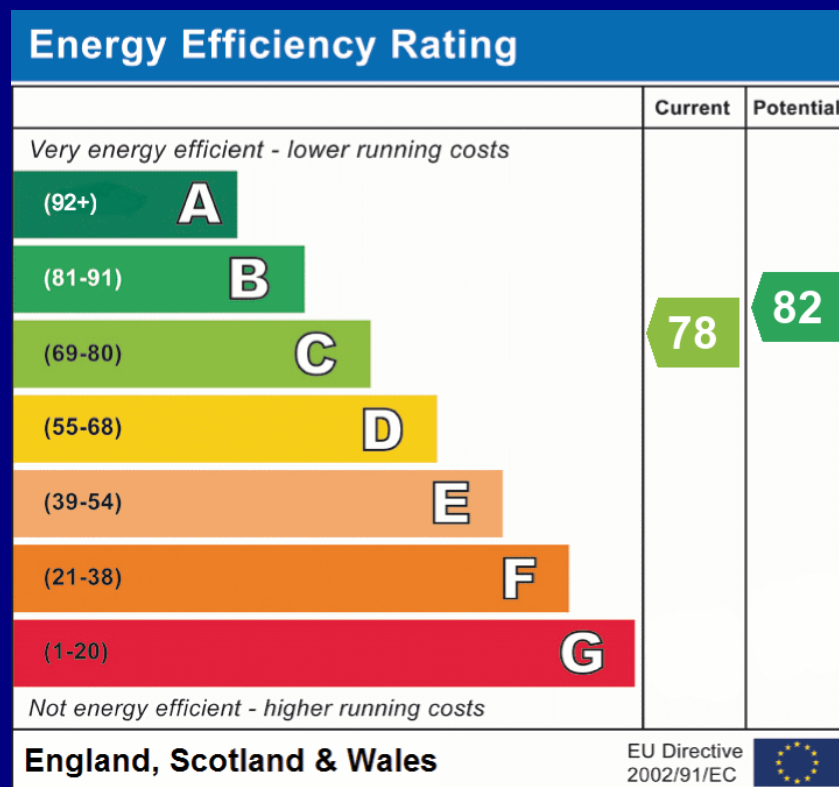
Outside

The property has an access right over a privately owned no through road, which leads to the dwellings tarmacadam driveway leading to a double garage with an up and over door to the front aspect. The garage benefits from power and lighting with a staircase leading to a storage area within the eaves. A pedestrian door allows access to and from the rear garden. The front garden is largely laid to artificial lawn with hedgerow to the borders. There is pedestrian access into the rear garden and a footpath leading to the entrance door.



The rear garden is mainly enclosed by timber fencing and is predominantly laid to artificial lawn with raised planted borders. Steps from the lawn lead to a raised terrace. A patio, adjacent to the property, offers an idyllic spot for outdoor entertaining and al fresco dining.





COUNCIL TAX BAND: F - Eastleigh Borough Council. Charges for 2025/26 - £3,196.95 .

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



**1 & 2 Brooklyn Cottages
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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).

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