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BATCHELOR GREEN, BURSLEDON, SOUTHAMPTON, SO31 8FJ



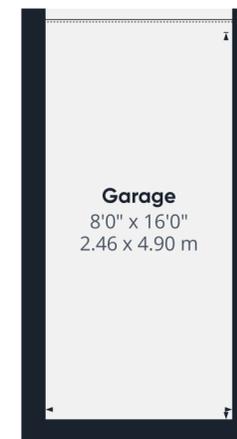
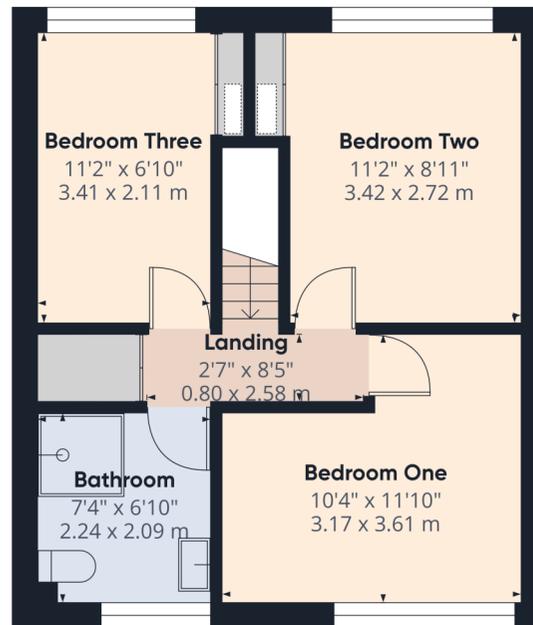
CONVENIENTLY SITUATED, THREE-BEDROOM, STAGGERED MID-TERRACED PROPERTY OVERLOOKING THE LOCAL GREEN AND SITUATED IN A HIGHLY POPULAR RESIDENTIAL LOCATION. THE DWELLING BOASTS A GARAGE AND GARDENS. NO FORWARD CHAIN.

£290,000 Freehold

This lovely three bedroom, staggered, mid-terraced property is located in the popular residential location of Bursledon and was built in approximately 1972 of built of brick elevations, with hanging tiles to the first-floor exterior, under a pitched tiled roof.

The dwelling is ideally situated for families with green spaces on your doorstep and play parks nearby. Just a short stroll from the property, you will find Lowford Village, which offers a number of local amenities including a convenience store, takeaways, café, community centre and a library. Bursledon Infant and Junior schools are approximately half a mile away on foot. The area boasts picturesque woodland walks into Old Bursledon where you will find well regarded public houses such as The Fox & Hounds and The Jolly Sailor. For those looking to venture further afield, public footpaths meander down to the neighbouring village and sailing mecca of Hamble-le-Rice.

The property benefits from gas fired heating and double glazing. The ground floor comprises a porch, lounge diner, kitchen, hallway and a cloakroom. On the first floor are three double bedrooms and a bathroom, which has been converted into a wet room. Outside, the dwelling boasts gardens to the front and rear, and a garage in a block.



Approximate total area⁽¹⁾

767.15 ft²
71.27 m²

Balconies and terraces

31.97 ft²
2.97 m²

Reduced headroom

4.61 ft²
0.43 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 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

Upon entering the property, you are greeted by an enclosed porch offering space to de-boot. A door opens into the well-proportioned lounge diner which is a light and airy space with a front elevation window in the lounge and a large window in the dining area, both offering views over the garden and green beyond. The lounge benefits from a fireplace and surround. A door opens into the hallway with French doors opening onto the rear garden, access into the kitchen and cloakroom, and stairs rising to the first floor.



The kitchen offers a rear elevation window with views over the garden and comprises a range of matching wall and floor mounted units with a roll top worksurface over. There is a pantry style cupboard with shelving, and a serving hatch into the dining area. The kitchen offers appliance space for a freestanding oven, dishwasher, washing machine, tumble dryer and a fridge freezer.

The ground floor boasts the added convenience of a cloakroom with a combination WC and wash hand basin with a vanity unit beneath.



First Floor

Ascending to the first floor, the landing offers doors to all rooms, an airing cupboard and a loft access point.

Well-proportioned bedroom one benefits from a front elevation window providing views over the green. There are fitted wardrobes offering useful storage. Bedroom two is another spacious double room with a rear elevation window and a fitted cupboard. Bedroom three, also a double room, offers a front elevation window and a fitted cupboard.

The former bathroom has been converted to a wet room with a level access shower, WC and a wash hand basin. This room benefits from a front elevation obscured window.



Outside

The property is approached by a footpath and steps leading to the entrance door under a covered porch. The front garden is largely laid to lawn with a mixture of shrubs and trees.

The rear garden is enclosed by timber fencing. There is an area laid to lawn with decorative planted borders containing a mixture of trees and shrubs. A patio area, perfect for outdoor entertaining and dining, lies adjacent to a pathway which leads from the property to a pedestrian gate at the foot of the garden.

The property benefits from a garage in a block with an up and over door to the front aspect. There is parking for one vehicle in front of the garage.



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

COUNCIL TAX BAND: C - Eastleigh Borough Council. Charges for 2025/26 -1,967.35.

UTILITIES: Mains gas, electricity, water and drainage.

RENTCHARGE: £10 per year paid to Tonrin Property Co. Limited.

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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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.