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RENOLDSON DRIVE, BURSLEDON, SOUTHAMPTON, SO31 8LT



ATTRACTIVE AND MODERN THREE BEDROOM DETACHED PROPERTY SITUATED IN THE HIGHLY POPULAR RESIDENTIAL DEVELOPMENT OF MONARCHS KEEP. BUILT IN 2019, THE DWELLING BOASTS CONTEMPORARY INTERIORS, A GARAGE, DRIVEWAY AND GARDENS. VIEWING RECOMMENDED

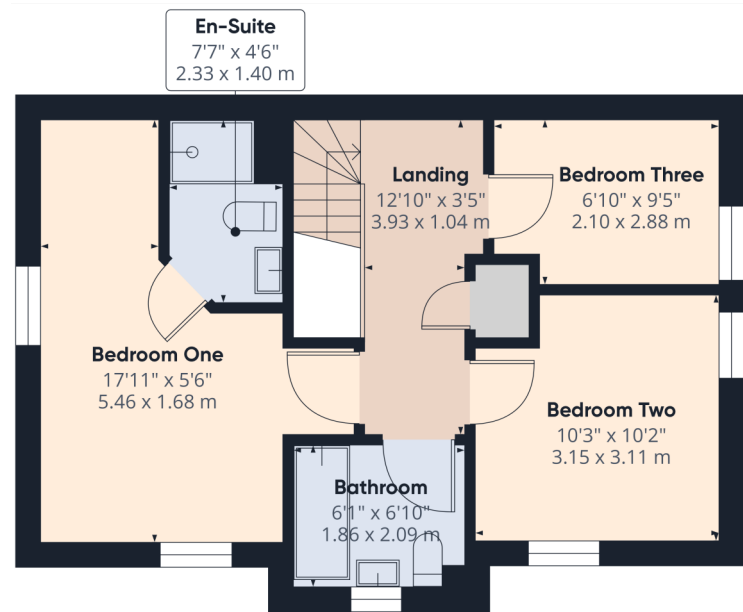
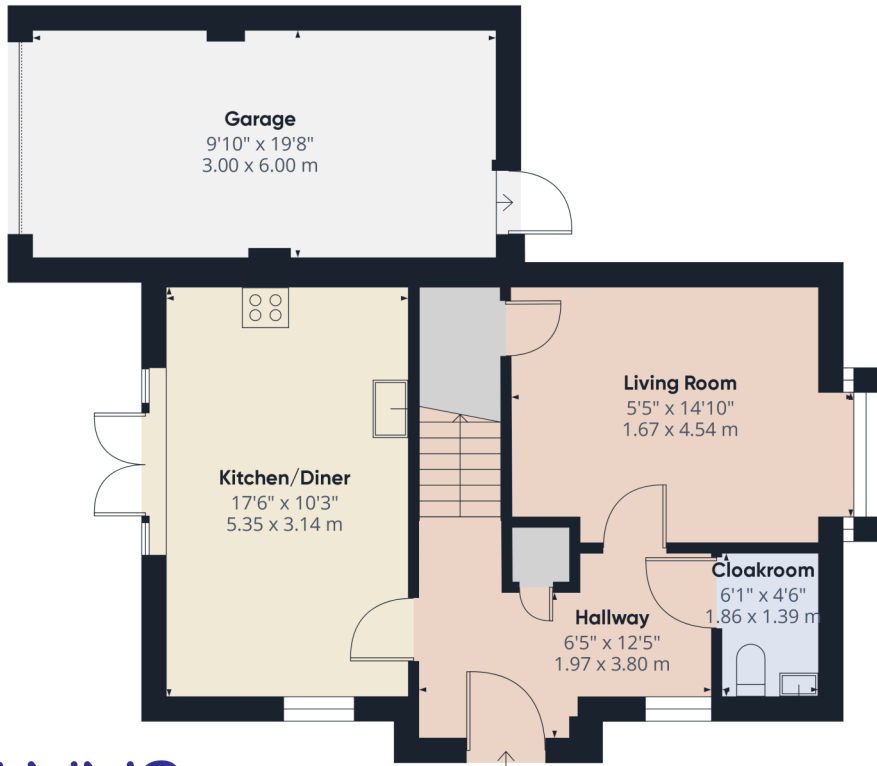
£450,000 Freehold

Attractive and modern three bedroom detached property is situated in the popular residential development of Monarchs Keep, Bursledon. Built in 2019, the dwelling retains the residue of its ten year NHBC warranty and is built of brick elevations, with hanging tiles to the first floor front elevation, under a pitched tiled roof. The property benefits from gas fired heating, double glazing and also offers owned solar panels with a feed in tariff.

This stylish and comfortable home offers, in our opinion, the perfect blend of contemporary living and convenience whilst maintaining close proximity to local amenities, green spaces, woodland walks and schools.

Briefly, the ground floor accommodation comprises a hallway, living room, kitchen/diner and a cloakroom. On the first floor are three bedrooms, with an en-suite to the principal room, and a family bathroom. Externally, there is a driveway, garage and gardens.

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⁾
1152.07 ft²
107.03 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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 welcomed into the hallway offering space to de boot and hang your coats. There are doors to principal rooms, a useful storage cupboard and stairs rising to the first floor. Engineered wood flooring flows effortlessly into much of the ground floor accommodation. The living room boasts a side elevation bay window providing views towards neighbouring fields. There is an under stairs cupboard offering handy storage, and a built-in entertainment unit with cupboards and shelving.

The well-appointed kitchen diner will prove popular with culinary enthusiasts and comprises a comprehensive range of matching wall and floor mounted units with a worksurface over. Integrated appliances include a four-ring gas hob with an extractor hood above, electric oven, dishwasher and fridge/freezer. The room benefits from a front elevation window and French doors to the rear aspect, which open directly onto the patio offering a seamless transition from indoor to outdoor living. The ground floor accommodation is completed by cloakroom with a low-level WC and wash hand basin.



First Floor

Ascending to the first floor, the landing offers doors to principal rooms and a linen cupboard.

Bedroom one, a sanctuary for relaxation, is a well-proportioned double room presenting windows to both the front and side elevations. This bedroom boasts the added convenience of an en-suite comprising a shower cubicle, low-level WC and a wash hand basin.

Bedroom two is another good-sized double room boasting windows to the front and side elevations. This room houses the loft access hatch.

Bedroom three offers a side elevation window with views towards neighbouring fields.

The modern family bathroom has a front elevation obscured window and comprises a panel enclosed bath, low-level WC and a wash hand basin.

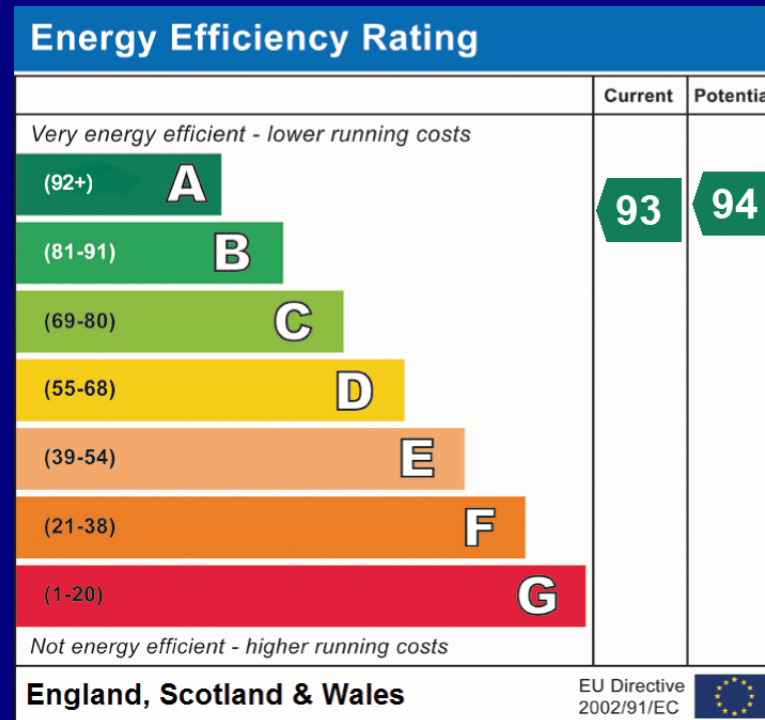




Outside

The property is approached by a footpath leading to the entrance door and a pedestrian gate into the rear garden. The front garden area is largely laid to lawn and wraps around the side of the house. The driveway offers parking for two family vehicles and leads to a garage with an up and over door to the front aspect and a pedestrian door to the rear.

The rear garden is enclosed by timber fencing and is largely laid to lawn with a raised planted border containing a mixture of plant and shrubs. A paved patio area spanning the width of the property and garage provides the ideal spot for outdoor entertaining and al fresco dining.



COUNCIL TAX BAND: D - Eastleigh Borough Council. Charges for 2024/25 2102.49.

UTILITIES: Mains gas, electricity, water and drainage. Solar panels at the property are owned outright.

ESTATE MANAGEMENT FEE - Paid annually or monthly. Charges from October 2024 to September 2025 £357.37.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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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).

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.