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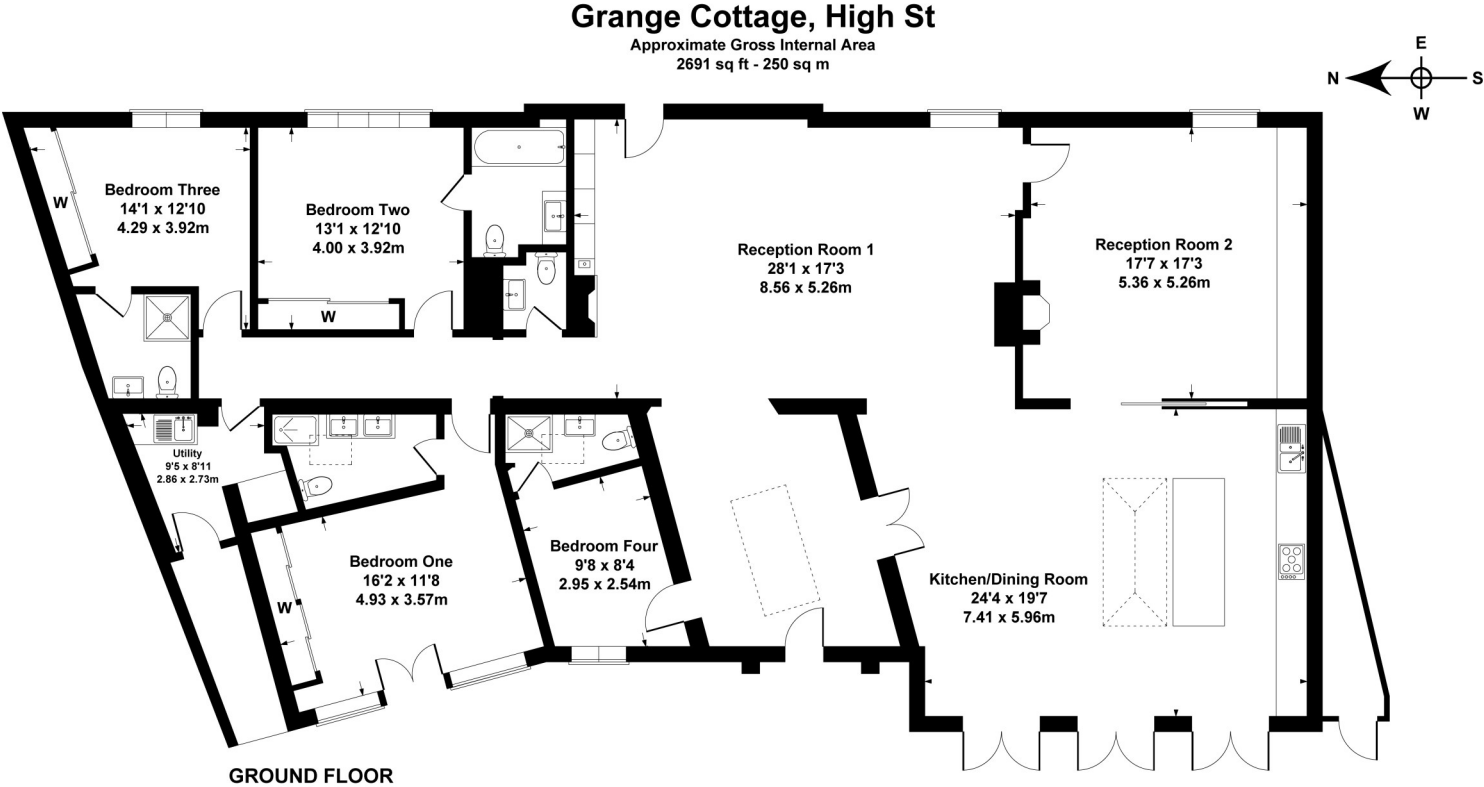


IMPOSING FOUR BEDROOM, FOUR EN-SUITE, SINGLE-STOREY PERIOD COTTAGE LOCATED IN THE SOUGHT AFTER POSITION IN OLD BURSLEDON ON THE BANKS OF THE RIVER HAMBLE. THIS HOME HAS BEEN EXTENSIVELY AND TASTEFULLY IMPROVED AND COMBINES A HARMONIOUS BLEND OF ORIGINAL CHARACTER AND CHARM WITH MODERN INTERIORS AND TOUCHES. THERE IS A DELIGHTFUL LANDSCAPED GARDEN, CARPORT AND GATED DRIVEWAY.

£1,350,000 Freehold

Imposing and elegant cottage situated in the heart of the highly sought after conservation area of Old Bursledon, which is located on the banks of the famous River Hamble. This single-storey and sizable cottage, offers a footprint of approximately 2,700 sq ft which combines a harmonious blend of original character and charm with modern interiors and touches, offering the new owner a spectacular opportunity to acquire a truly magnificent home that embodies the pinnacle of luxury living. The home has been extensively yet sympathetically refurbished, retaining its characterful features and elegance, including open fireplaces and high, vaulted ceilings. Along with four en-suite bedrooms, there is plenty of space to socialise and relax with your nearest and dearest in one of two reception rooms and a delightful kitchen breakfast room. The accommodation offers a utility room and separate cloakroom. The main living accommodation benefits from underfloor heating, with the principal bedroom and bedroom four offer air conditioning. Outside, there is driveway parking for multiple vehicles and a double timber framed carport. There is a delightful, landscaped garden and patio area, which is perfect for entertaining. The enviable setting of the property is a particular highlight. For those who wish to explore the great outdoors there are picturesque countryside and riverside walks on your doorstep. Wonderful eating and drinking establishments, within striking distance, include The Vine and The Jolly Sailor, which is located on the waterfront.

Construction: This period property has been built from brick elevations under a timber framed slate, tiled roof. It has been sympathetically extended to the rear elevation, which has flat roof sections. The chimneys are a wonderful architectural detail that the create the ambience and character to this rare and incredible home.



Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

The Local Area Of Old Bursledon

The conservation area of Old Bursledon is a village, on the River Hamble in Hampshire, renowned for its outstanding natural beauty. Often referred to as the sheltered haven, Old Bursledon is perfectly suited for yachts and motorboats alike. It is one of the River Hamble's best-kept secrets. The neighbouring Elephant boatyard offers sheltered pontoon births, shore facilities, water, and electricity. The yard is situated on the site where HMS Elephant was built in 1786, Nelson's flagship during the Battle of Copenhagen in 1801. It has been a working boatyard ever since.

Swanwick Marina is within walking distance and can accommodate over 300 berths, some for boats over 18m. They also offer a dry stack service and, you can also dry berth yachts up to 13m. Also only a short distance from the property, there is a public slipway and numerous chandleries. Local yacht clubs include the Royal Southern Yacht Club in Hamble and Warsash sailing club.

The neighbouring villages include Swanwick, Hamble-le-Rice, Netley, and Sarisbury Green. Whatever your boating style, the River Hamble makes it an ideal base from which to explore the Solent with easy day cruising to Portsmouth, Chichester and the Isle of Wight yacht havens, Lymington or Poole. Close to Swanwick Marina, you'll find a number of pubs and restaurants to try, but if you'd like to stretch your legs a little more you can take a stroll out to the waterside villages that punctuate 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 beautiful local church in Old Bursledon can trace its history back to the last half of the twelfth century, and today offers regular Christian services.

For those who like to shop, there are nearby supermarkets in Bursledon and Hedge end. Just over two miles away is Whiteley Shopping Centre offering an eclectic mix of restaurants and high street shops that stay open late on most days. Further afield, Southampton City Centre offers a wealth of shops, as well as restaurants, cinemas, and nightlife.

There are nearby A/M27 links to neighbouring cities, which include Portsmouth, Southampton, Winchester, and Chichester. Bursledon train station is within walking distance, which has direct links to Southampton and Portsmouth. There is a direct link to London from Southampton Airport Parkway, Eastleigh with an approximate commute time of 1 hour 20 minutes.

Local schools include Bursledon C of E, Hamble Secondary school, and Westfield Park independent, coeducational, day and boarding school for boys and girls aged 3 years to 13 years.





Accommodation

Upon stepping into the property, you are welcomed into the light and airy entrance hallway, with a beautiful roof lantern allowing an abundance of natural light into the space. There is access into the kitchen breakfast room, reception room one and bedroom four.

Reception room one is a well-proportioned room, perfect for entertaining, and boasts high, vaulted ceilings reaching approximately 5m at the apex. Two feature, open fireplaces enhance the cosy ambience. There is a front elevation window and a door which opens onto the front pathway. Adjoining reception room two, smaller in proportions, is a versatile space which the new owner could utilise for a number of purposes, including a formal dining room or snug. The high, vaulted ceilings continue; there is a front elevation window and a feature fireplace.



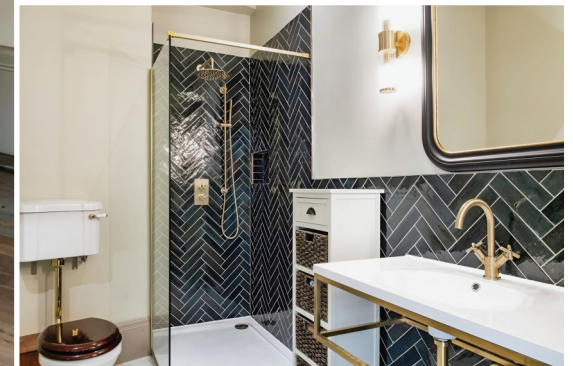


The generously sized kitchen breakfast room combines functionality and style and comprises of a comprehensive range of contemporary wall and floor mounted units with a worksurface over. There is the addition of an island offering further storage and an informal dining area. The well-equipped kitchen will prove popular with culinary enthusiasts and integrated appliances include two electric ovens, an induction hob, a fridge with freezer compartment, dishwasher, microwave, coffee machine and a warming drawer. Sliding doors allow access into both reception rooms, making this an ideal entertaining space, bathed in natural light courtesy of a roof lantern and skylight window. Doors open out onto the patio, offering a seamless transition from indoor to outdoor living.



The master bedroom is a true sanctuary, with a modern en-suite shower room, fitted wardrobes and shelving, it also offers the added luxury of air conditioning. French doors open directly onto the patio and from this room you are treated to delightful views over the rear garden. Bedrooms two, three and four are all double rooms boasting elegant and contemporary en-suite facilities. Bedroom four offers the added benefit of air conditioning.

The utility room houses a Worcester condensing boiler and a water tank. There is appliance space for a washing machine and a stainless-steel sink and drainer. A stable door opens to the rear elevation. The accommodation is completed by a fabulous cloakroom which embodies refined opulence.





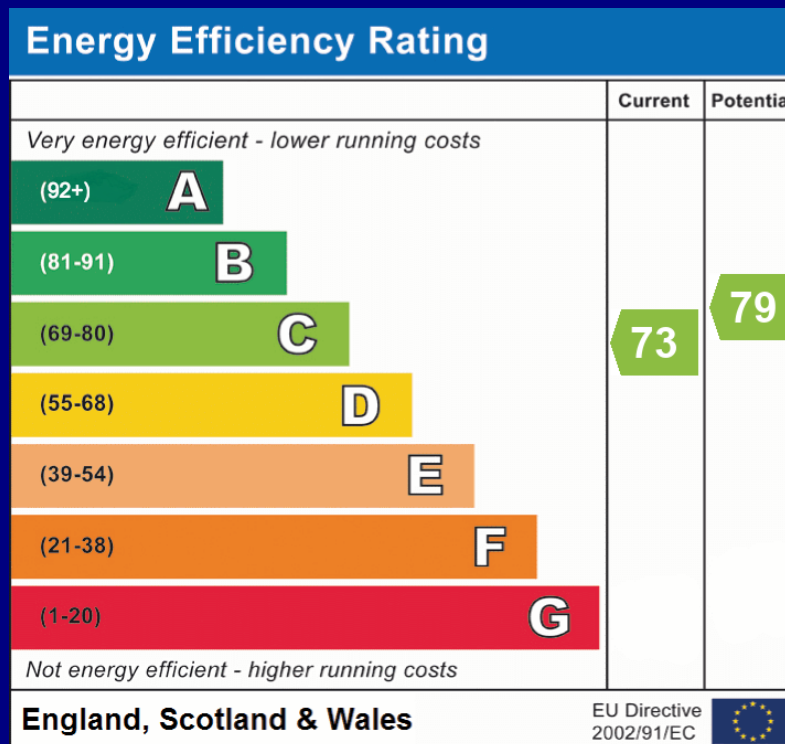


Outside

The home's main vehicular access is to the rear elevation and is approached by double electric gates opening to reveal a sweeping gravel driveway providing off-road parking for multiple vehicles. A timber-framed double carport (5.22m x 5.75m maximum measurements) allows parking for two vehicles. Two timber sheds, adjacent to the carport, offer useful storage. A flagstone pathway with inset lighting leads to the property entrance and a patio which offers an idyllic spot for outdoor entertaining and al fresco dining. The landscaped garden is largely laid to lawn with decorative planted borders containing an array for established shrubs and trees. The property may also be accessed from the front aspect by a pedestrian footpath.







COUNCIL TAX BAND: G Eastleigh Borough Council. 2024/25 = £3504.16

UTILITIES: Mains gas, electricity, water and drainage.

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

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