

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNS
& MANNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

GRACE DIEU GARDENS, BURSLEDON, SOUTHAMPTON, SO31 8GJ



TWO/THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED ON A CORNER PLOT IN A POPULAR RESIDENTIAL LOCATION WITH NEARBY LOCAL AMENITIES. THE DWELLING OFFERS A DRIVEWAY, GARAGE AND GARDENS. NO FORWARD CHAIN.

£295,000 Freehold

Originally built in the 1980s of timber and brick elevations as a three bedroom semi detached property (currently configured with two bedrooms). The dwelling is located in the popular residential development of Bursledon Green. The property offers versatile living accommodation over two levels and would benefit from some modernisation. Briefly, the ground floor comprises two reception rooms, a kitchen, conservatory and cloakroom. On the first floor are two bedrooms and a bathroom. Bedroom one currently offers a dressing area, which could be restored into the third bedroom if required, by reinstating the original dividing wall. Outside are gardens front and rear, a garage and driveway.

Grace Dieu Gardens is ideally situated for commuters with nearby access to the A/M27 and regular bus services operating between the cities of Southampton and Portsmouth. Bursledon Green is located in close proximity to a range of amenities including Tesco Bursledon Superstore and Lowford Village, which offers a number of local shops, eateries, a library and community centre. Schooling in the area is particularly attractive, with Bursledon Infant and Junior Schools nearby. The Hamble School is the catchment school for 11–16-year-olds. Bursledon is also well catered for by pre-schools and nurseries.



Approximate total area⁽¹⁾
967 ft²
89.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 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 the hallway. There are doors into the living room, a courtesy door into the garage and a door into the cloakroom, comprising a wash hand basin and WC. The living room is a well-proportioned and light filled space with a front elevation window offering views over the property frontage. There is a useful understairs cupboard and an archway leading to the dining room. The dining room presents space for your table and chairs and offers sliding patio doors into the conservatory and a door into the kitchen.

The kitchen comprises a range of wall and floor mounted units with a worksurface over. There is a wall mounted gas fired, Worcester boiler, appliance space and a stainless-steel sink and drainer. The kitchen benefits from windows to the side and rear aspects and a door into the rear garden. The conservatory is of UPVC construction with windows to three sides, offering views over the rear garden. A door opens out to the garden.



First Floor Accommodation

Ascending to the first floor, the landing presents doors to all rooms, a side elevation window and a loft hatch into the attic space. Bedroom one is a well-proportioned double room with a front elevation window and a range of fitted furniture including wardrobes, bedside cabinets and overhead lockers. An archway has been created into the former third bedroom (currently used as a dressing area). The dividing wall may be reinstated to restore this to a single bedroom with fitted cupboard. Bedroom two, is a double room with a fitted cupboard and rear elevation window. The bathroom is principally tiled with a rear elevation obscured window and comprises a panel enclosed bath with a shower over, wash hand basin and a WC.

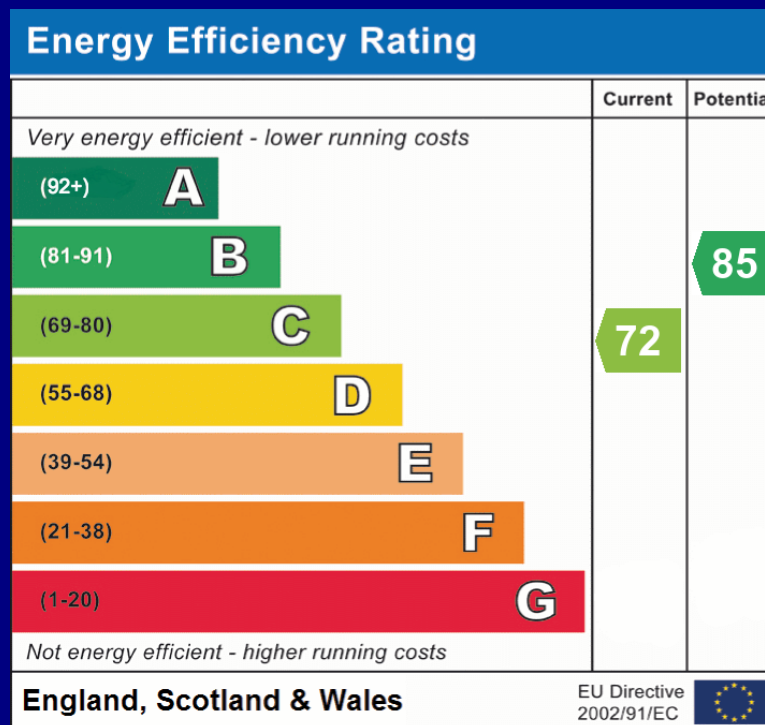


Outside

The property is approached via a driveway providing off road parking and leading to the garage. The garage benefits from an electric roller door to the front aspect with a window and pedestrian access to the rear. There is power, lighting a sink and plumbing for a washing machine. The front garden is predominately laid to lawn with decorative planted borders containing an array of plants and shrubs.

The rear garden is wall and fence enclosed and largely paved. Planted borders contain a number of established shrubs and trees. A patio under a wooden veranda provides a lovely spot for al fresco dining.





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

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
Portsmouth Road
Southampton
SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

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.