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Renoldson Drive
Bursledon
Southampton
SO31 8LT

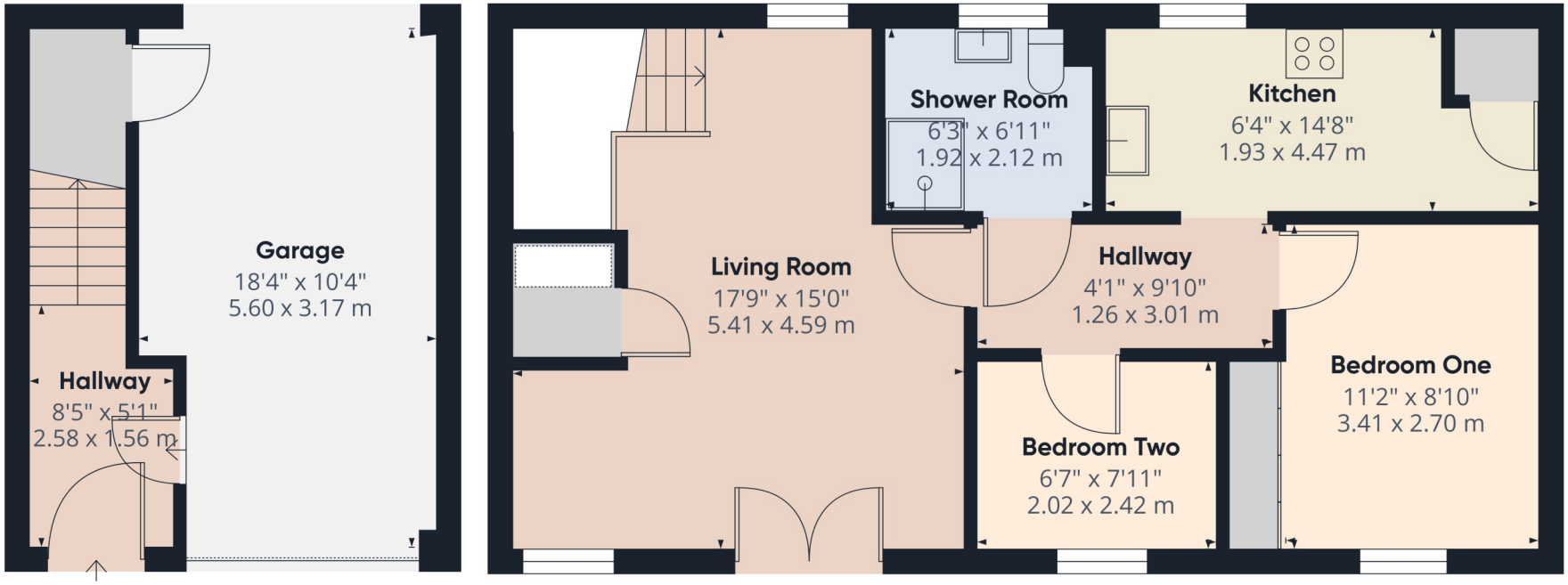
Immaculately presented two bedroom coach house, situated in a highly popular location facing the countryside. This beautiful property twins contemporary living and modern interiors, it also boasts a garage and enclosed garden. Early viewing is highly recommended.

£300,000 Freehold

We are thrilled to market this immaculately presented two-bedroom coach house, quietly situated on the edge of a popular residential development in Bursledon. This delightful property was built in 2019 of brick elevations to the exterior, under a pitched tiled roof, and retains the residue of its new build guarantee.

The accommodation comprises a lovely living room that is sure to meet all your entertainment needs. The modern fitted kitchen, benefits from the latest fixtures, making it a haven for your culinary adventures. The two bedrooms are complemented by a contemporary shower room. One of the striking features of this dwelling is its outdoor space which includes a garage, driveway and private, enclosed garden.

Beautifully maintained throughout, this turnkey property offers the new owner the opportunity to move with minimal fuss. Call us today to arrange a viewing.



Approximate total area(1)

815 ft²

75.7 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.

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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, whilst St. Pauls modern church is merely a few moments walk away. Local schools include Bursledon Infant and Junior Schools and The Hamble Secondary School for students aged 11-16.

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.

Accommodation

Upon stepping into the property, which faces the countryside, you are welcomed into the hallway offering space to de-boot and hang your outdoor wear. There is a courtesy door into the garage and stairs rising to the living accommodation. Ascending the staircase to the first floor, you will find the well-proportioned living room, a light and airy space with windows to the front and rear elevations, and French doors to the front opening onto the Juliette balcony. A cupboard provides useful storage.

The well-equipped and modern fitted kitchen will prove popular with culinary enthusiasts and comprises a range of wall and base units with a worksurface over. Integrated appliances include a built under oven, gas hob with an extractor hood above, fridge/freezer, dishwasher and a washer/dryer. There is a cupboard housing the wall mounted, gas fired boiler, a stainless-steel sink and drainer, rear elevation window and a built-in, large larder cupboard.

Bedroom one is a well-proportioned double room with a window to the front elevation. This room benefits from a full width fitted wardrobe with sliding, mirror fronted doors.

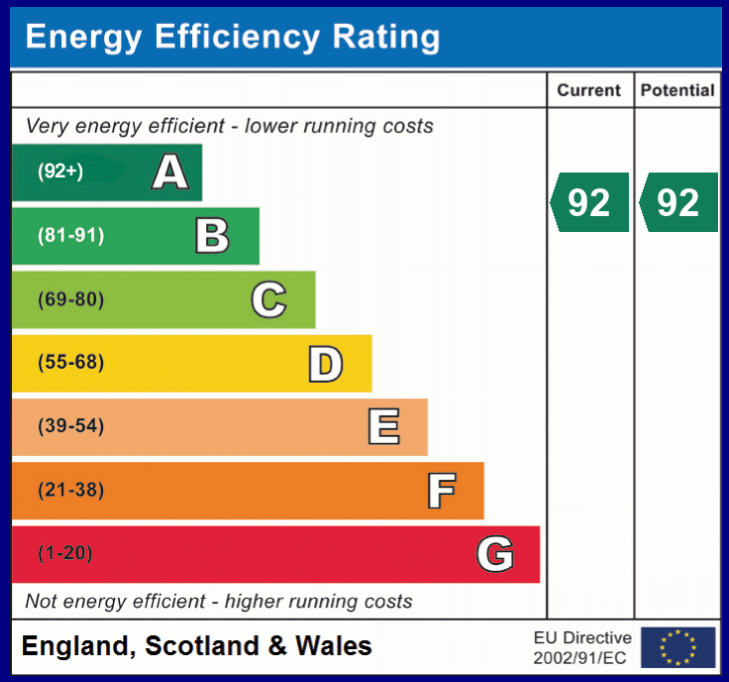
Bedroom two offers a front elevation window and is currently utilised as an office, demonstrating the versatility of the accommodation on offer.

The contemporary shower room is principally tiled and comprises a large shower cubicle with rainfall effect shower, wash hand basin and a WC. There is a heated towel radiator, ceiling extractor fan and a rear elevation obscured window.

Outside

The property is approached via a footpath leading to the entrance door under a canopied porch and a pedestrian gate into the garden. A driveway provides off-road parking and leads to the garage. The garage benefits from an up and over door to the front aspect. There is power, lighting and an understairs cupboard. An opening to the rear aspect allows access into the garden.
The rear garden is enclosed by a wall and timber fencing and is largely laid to shingle. An area of hardstanding, adjacent to the garage, offers a lovely spot for al fresco dining.

Outlook



COUNCIL TAX BAND: B Eastleigh Borough Council. Charges for 2026/27 £1796.29.
UTILITIES: Mains gas, electricity, water and drainage.
NOTE: The vendor owns the freehold for the coach house, garage and neighbouring garages. There are leasehold titles for the residue of 999 years from 1st September 2018 for the two other garages beneath the coach house.
SOLAR PANELS: 24 solar panels with loft battery and inverter.
ESTATE MANAGEMENT CHARGE: Annual charge currently £357.37 (subject to annual review) payable to Monarchs Keep (Bursledon) Management Company Ltd.
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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The Property Ombudsman

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