

YOUR LOCAL INDEPENDENT ESTATE AGENCY
ESTABLISHED SINCE 1938

MANNNS
& MANNNS
EST. 1938

VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

BRIDGE ROAD, BURSLEDON, SOUTHAMPTON, SO31 8AL



VERSATILE AND SPACIOUS FOUR/FIVE BEDROOM DETACHED FAMILY HOME, SITUATED IN A POPULAR LOCATION. THE PROPERTY OFFERS FLEXIBLE LIVING ACCOMMODATION, OFF ROAD PARKING FOR MULTIPLE VEHICLES AND AN LOVELY ENCLOSED GARDEN WITH PATIO. VIEWING HIGHLY RECOMMENDED.

Guide Price £500,000 to £525,000 Freehold

Manns & Manns are delighted to offer for sale this wonderful four/five bedroom detached family home, located in the popular area of Bursledon. Ideally located with excellent transport links, the dwelling is situated just a short walk from the famous River Hamble and its popular marinas and restaurants. Built of brick elevations to the exterior under a pitched tiled roof, the property benefits from gas fired heating and double glazing.

The dwelling boasts spacious and versatile living accommodation arranged over two floors. The ground floor offers plenty of space to socialise and relax with your nearest and dearest in one of two reception rooms, and a delightful kitchen/dining room. The ground floor accommodation also presents a bedroom/further reception room, with an adjoining shower room, and a utility room. The first floor houses four double bedrooms and a family bathroom. Outside, is driveway parking for multiple vehicles and a delightful rear garden and patio area, perfect for entertaining.

Don't miss out on the opportunity to experience firsthand all this lovely home has to offer. Call us today to arrange a viewing.



Approximate total area^m
 1309 ft²
 121.6 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.

GIRAFFE360

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.

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 stepping into the dwelling you are welcomed into the hallway with doors to principal rooms, stairs rising to the first floor with an attractive, contemporary balustrade, and a useful understairs storage cupboard. Engineered wood floorings flows through much of the ground floor accommodation. The living room is a light and airy space, ideal for relaxing, with a beautiful bay window to the front elevation.



The family room is a fabulous, versatile space that could be used for a number of purposes depending upon your requirements. French doors, to the rear aspect, open out directly onto the patio.



The kitchen/dining room will prove popular with culinary enthusiasts and is a lovely social space with a window and door opening out to the patio and rear garden. A delightful skylight window allows additional natural light into the room. The well-appointed kitchen comprises a comprehensive range of contemporary, shaker style wall and floor mounted units with a worksurface, inset sink and engraved drainer over. Integrated appliances include a built-in oven, microwave and five burner gas hob with an extractor above. There is space for an American style fridge/freezer. A door from the kitchen opens into a small lobby, housing a handy pantry cupboard and providing access into the utility room with wall mounted units and a worksurface with appliance space beneath.

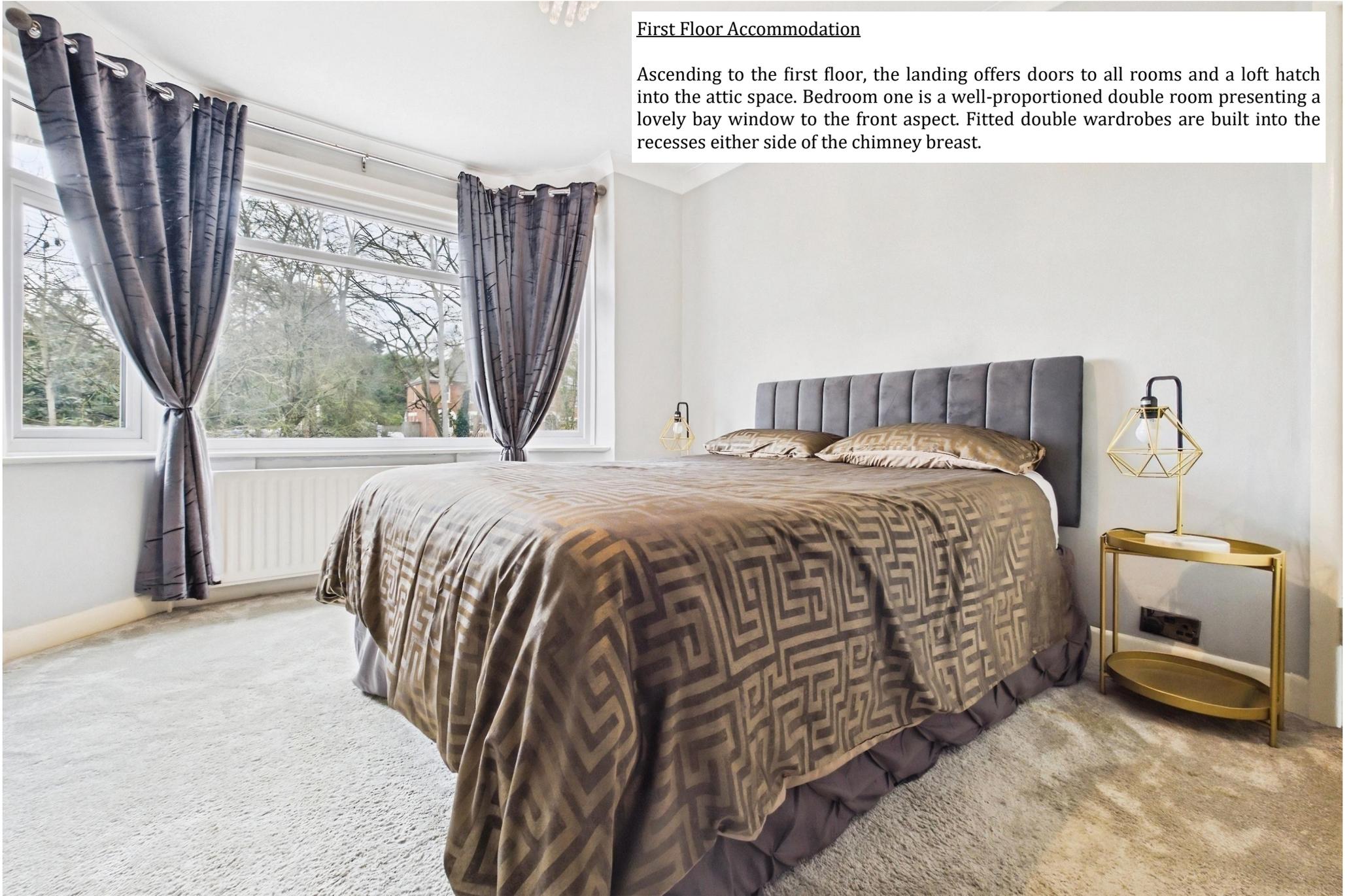


Bedroom five is a good-sized double room with a side elevation window. This room would make a lovely guest suite, or, if required an additional reception room, demonstrating the versatility of the accommodation on offer here. A door opens into a modern shower room benefitting from tiled walls and a front aspect obscured window. There is a shower cubicle and vanity wash hand basin with WC.



First Floor Accommodation

Ascending to the first floor, the landing offers doors to all rooms and a loft hatch into the attic space. Bedroom one is a well-proportioned double room presenting a lovely bay window to the front aspect. Fitted double wardrobes are built into the recesses either side of the chimney breast.



Bedroom two is another well-proportioned double room with a rear elevation window offering views over the garden. Bedroom three, a good sized double, is filled with natural light with windows to both the front and rear aspects. Bedroom four presents a rear elevation window and a built-in cupboard. The first floor is serviced the family bathroom, which is tiled, with a front elevation obscured window and a heated towel radiator. The suite comprises a panel enclosed bath with a shower over, vanity wash hand basin and a WC.



Outside

The property is approached via a block paved driveway providing off-road parking for multiple vehicles and leading to the entrance porch. Double gates, to the side of the dwelling, open to reveal potential additional parking along the side of the house.

The rear garden is enclosed by timber fencing and largely laid to lawn. A beautiful paved patio with gravel features presents a lovely spot for outdoor entertaining and al fresco dining.





EPC to follow

COUNCIL TAX BAND: Eastleigh Borough Council. Charges for 2025/26 £2,705.10.

UTILITIES: Mains gas, electricity, water and drainage.

NOTE: The homeowners are jointly responsible for the maintenance of the unadopted road.

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.